

TOWN OF WOODSTOCK CONNECTICUT

ZONING REGULATIONS

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Revised through: July 25, 2012**



WOODSTOCK PLANNING & ZONING COMMISSION

REVISED TO JULY 25, 2012
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Zoning Regulations
Town of Woodstock, Connecticut

ARTICLE I - GENERAL REQUIREMENTS

Article I, Section 1. Purpose

The purpose of the Woodstock Zoning Regulations is to regulate the erection, construction, reconstruction, alteration, and use of buildings and structures and the use of land; the height, number of stories and size of buildings and other structures; the percentage of the area of the lot that may be occupied; the size of yards, courts and other open spaces; the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes, including water-dependent uses, and the height, size and location of advertising signs and billboards.

These requirements have been made in accordance with a comprehensive plan, and have been designed to lessen congestion in the streets; secure safety from fire, panic, flood and other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population and to facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements. These regulations have been made with reasonable consideration as to the character of the zoning districts and their peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Woodstock; to encourage the development of housing opportunities for all citizens of Woodstock consistent with soil types, terrain and infrastructure capacity; with reasonable consideration for their impact on agriculture, protection of historic factors, and the protection of existing and potential public surface and ground drinking water supplies; and to ensure proper provision for soil erosion and sediment control.

Article I, Section 2. Authority

The Town of Woodstock has, by vote of its legislative body, adopted the provisions of Chapter 124, Connecticut General Statutes, as amended, i.e., the zoning enabling act, and exercises through the Woodstock Planning and Zoning Commission the powers granted therein.

The zoning regulations as herein set forth are approved, established and adopted, and supersede the minimum land use regulations previously adopted pursuant to Chapter 125a, Connecticut General Statutes.

Article I, Section 3. Districts

It is generally the intention of these regulations to provide uniform treatment for all lands within the Town of Woodstock. However, it is recognized that the Town, through prior planning and development strategies, has intended to provide special incentives for industrial development in one area known as the Woodstock Industrial Park. In order to fulfill the

objectives of the comprehensive plan of zoning while recognizing and incorporating the results and intentions of prior Town development planning, these regulations provide for the formation of two zoning districts: the "Woodstock Industrial Park District", whose boundaries are described in Article I, Section 4 of these regulations; the "Village Green District," or VGD, which may be added to the zoning map upon approval of this Commission, and the "Community District", which comprises all other lands within the Town.

Article I, Section 4. Zoning Map and District Descriptions

No zoning map is being created at this time. The Woodstock Industrial Park District shall comprise those lands specifically described as follows: all those parcels or tracts of land known as the Woodstock Industrial Park, located in South Woodstock, as more particularly bounded and described in the Declaration and Agreement dated March 1, 1973, and recorded at Volume 66, Page 671 of the Woodstock Land Records, and as shown on the map entitled "Plan of Land of the Woodstock Industrial Park Butts Road & Peake Brook Road Woodstock, Connecticut Scale 1" = 100' February, 1973," filed and recorded as Map No. 512 in the Woodstock Land Records.

The Community District shall comprise all lands within the Town not located in the Woodstock Industrial Park District or in the Village Green District.

The Village Green District is a floating zone, and as such shall be established only after (1) a zone change and (2) a general plan of development application has been approved for a village green development at a specific location or locations.

Article I, Section 5. Conformity with Regulations

No building, structure, premises or land shall be used or occupied, and no building or other structure or part thereof shall be erected, moved, placed, reconstructed, extended, enlarged, altered or demolished, and no land development activities shall be undertaken, except in conformity with the regulations herein prescribed for the zone in which such land, building, structure, use, or activity is located.

Article I, Section 6. Enforcement

These regulations shall be enforced and interpreted by the Woodstock Planning and Zoning Commission or its duly appointed Zoning Enforcement Officer, in such a manner as set forth in Section 8-12 and other applicable sections of the Connecticut General Statutes, as amended, and in such a manner as set forth in these regulations.

If any building or structure has been erected, constructed, altered, converted or maintained, or any building, structure or land has been used, in violation of these regulations, the Planning & Zoning Commission or the duly appointed Zoning Enforcement Officer, in addition to other remedies, may do any or all of the following: (i) institute an action or proceeding to prevent such unlawful erection, construction, alteration, conversion, maintenance or use, or to restrain, correct or abate such violation, or to prevent the occupancy of such building, structure or land, or to prevent any illegal act, conduct or use in or about such premises; (ii) cause any building, structure, place or premises to be inspected and examined and order in writing the remedying of any condition found to exist therein or thereon in violation

of these regulations or, when the violation involves either grading of land, removal of earth, or soil erosion and sediment control, issue in writing a cease and desist order to be effective immediately; and (iii) revoke any zoning permit or special permit if, after written notice to the applicant, landowner, or other person conducting such use, and an opportunity for a hearing, the Commission or the Zoning Enforcement Officer makes a finding that any condition or other term of the permit or of these regulations has been violated or has not been complied with.

Prior to initiation of any land development activity or use, it is recommended that these regulations be reviewed and the Zoning Enforcement Officer or the Commission be consulted regarding requirements and administrative procedures of these regulations.

Article I, Section 7. Exemptions

Town of Woodstock municipal uses shall be exempted from these regulations upon the vote of the legislative body of the Town of Woodstock, as per Sec. 8-2 of the Connecticut General Statutes.

Article I, Section 8. Nonconforming Structures and Uses

Any nonconforming use, building or structure legally existing at the time of the adoption of these regulations, or of any amendments thereto, may be continued but may not be moved, expanded or extended except as provided below.

Any legally existing nonconforming building or structure that has been damaged or destroyed by fire, flood, explosion, act of God or the public enemy, collapse or other unintentional cause, including wear and tear, deterioration or depreciation, may be improved, reestablished, restored, reconstructed, repaired or rebuilt to the area, volume, occupation, and use it had at the time of the damage or destruction, provided such reestablishment, restoration, reconstruction, repair or rebuilding is completed within two years of the damage or destruction. The Zoning Enforcement Officer or the Commission may grant an extension of the two-year period for up to one additional year if the work has been at least fifty percent (50%) completed during the two-year period.

Nothing in these regulations shall prevent the strengthening or restoring to a safe condition of any portion of a building or structure declared unsafe by a proper authority.

No part of a nonconforming use, building or structure, if changed to conformance with these regulations, may be changed back to non-conformance.

A legally existing nonconforming use may be changed to a conforming use, provided a zoning permit has been issued for such change upon proper application. In no case shall any use be changed to a use that is prohibited under Article V, Section 3 of these regulations.

A legally existing building or structure nonconforming as to the front, side and/or rear setback requirements or minimum lot size requirements of these regulations may be expanded, extended, or enlarged, provided any such expansion, extension or enlargement is no closer to the property line than the existing building or structure; does not create a public safety problem or health hazard, including but not limited to sight lines for the motoring public; and is in conformity with all other requirements of these regulations.

Except as provided below, a lawful nonconforming use may be expanded, extended or enlarged, within the limits of the lot on which it is located, provided (i) the total area of such nonconforming use expansions, extensions or enlargements made subsequent to the adoption of these regulations may not exceed 25% of the area of the lot not used for such nonconforming use on the effective date of these regulations; and (ii) all other requirements of these regulations must be met, including the requirement for a zoning permit upon proper application pursuant to Article IV, Section 3, but not including any lot coverage restriction that might otherwise be applicable. For the purposes of this section, the area of the lot that will be deemed not to have been used for the nonconforming use will be that area not covered by impervious surfaces related to the use. The right to expand set forth in this section shall not apply to any nonconforming use expressly listed as a prohibited use under Article V of these regulations.

Article I, Section 9. Nonconforming Lots

Residential lots that are legally nonconforming, in that they have a lot size that is smaller than required in these regulations, may have a single dwelling unit constructed thereon, subject to all of the following conditions:

- 1) A zoning permit indicating conformity with these regulations must first be obtained;
- 2) Where an on-site sewage disposal system and/or well is proposed, a written approval from the Northeast District Department of Health, Connecticut Department of Environmental Protection, or Connecticut Department of Health Services indicating the suitability of the lot for the on-site sewage disposal system and/or well must be submitted with the zoning permit application;
- 3) A permit must first be obtained from the Inland Wetlands and Watercourses Agency regarding proposed activities subject to their approval;
- 4) The lot must be a lot of record that was owned separately and distinctly from any adjoining lot prior to January 1, 1987, as evidenced by a deed or maps legally recorded in the Office of the Town Clerk of the Town of Woodstock, and that has since remained in separate ownership; or, the lot must be in a subdivision approved by the Woodstock Planning Commission prior to January 1, 1987, and legally recorded in the Office of the Woodstock Town Clerk;
- 5) All other requirements of these regulations, including but not limited to setback/yard requirements, must be met;
- 6) The plan submitted with the zoning permit application must be certified to A-2 standards.

Notwithstanding the foregoing provisions, after January 1, 1997, any lot of record that (i) has a lot size smaller than required in these regulations, (ii) is not part of a valid subdivision plan approved under the Woodstock Subdivision Regulations and filed or recorded with the Woodstock Town Clerk; and (iii) does not have a dwelling or other principal structure legally constructed thereon, shall be deemed to be combined (merged) with any adjacent lot held in common ownership, such that the combined lot shall conform or more nearly conform to the lot size requirements of these regulations.

Article I, Section 10. Customary Home Occupations

On a residential lot containing a dwelling, any lawful occupation that is customarily carried on for compensation entirely within a dwelling unit (or in a building accessory thereto), may be permitted, provided:

- 1) A zoning permit indicating conformity with these regulations is first obtained from the Zoning Enforcement Officer;
- 2) The proposed home occupation is clearly incidental to and secondary to the residential use of the lot;
- 3) The proposed home occupation is not expressly listed as a prohibited use under Article V of these regulations;
- 4) The home occupation is owned and conducted primarily by one or more residents of a dwelling unit on the lot;
- 5) There are no more than three non-resident employees on the premises at any one time;
- 6) The exterior residential character of the dwelling and accessory structures is maintained;
- 7) No more than four (4) all-weather parking spaces are dedicated to the use or activity;
- 8) Adequate on-site parking is available for the use;
- 9) No on-street or off-site parking shall be allowed;
- 10) Such use does not create electromagnetic interference, noise, odor, vibrations, traffic, or other impacts or objectionable conditions that are noticeable off the premises;
- 11) No more than one-half of the finished floor area of the dwelling unit may be utilized for the home occupation;
- 12) One accessory building (new or existing) may be utilized for the home occupation, provided the floor area of the accessory building does not exceed one-third of the finished floor area of the dwelling unit. This area may be in addition to the area in the dwelling dedicated to the home occupation. Any existing accessory buildings on the lot may be used for storage related to the home occupation. Any outdoor storage shall be screened or otherwise located so as not to be noticeable off the lot;
- 13) No more than one sign shall be permitted for each approved home occupation, provided: (a) maximum size shall be 12 square feet per sign face

(maximum two sign faces); (b) the sign shall be located on the same lot as the home occupation; (c) the sign shall not be internally illuminated (painted and/or carved wooden sign preferred); (d) sign illumination shall be designed to control objectionable or hazardous glare off the premises, and no such lighting or sign shall oscillate, flash, pulsate, or project a beam of light other than toward the sign; (e) no sign illumination shall be permitted between the hours of 10 p.m. and 6 a.m.; (f) maximum height of the sign shall be seven feet; and (g) the location of the sign shall not obstruct motorists' sight line nor pose a safety hazard; and

14) If any of the foregoing conditions cannot be met or are violated, the zoning permit for such home occupation shall be revoked by the Zoning Enforcement Officer, and such home occupation use shall be terminated.

Article I, Section 11. Surveys

Wherever, in these regulations, references are made to types of surveys, e.g., Class A-2, C-1, or D, the classification definitions and standards of accuracy to be applied are the current definitions and standards adopted by the Connecticut Association of Land Surveyors, Inc. If any survey type or classification definition is eliminated from those definitions and standards, then the prevailing comparable survey type and classification definition shall apply.

Article I, Section 12. Soil Erosion and Sedimentation Control Plan Required

A detailed soil erosion and sedimentation control plan shall be submitted with any application for development when the disturbed area of such development is more than one-half acre, as required by Public Act 83-388, as amended, except a plan shall not be required for the construction of a single-family dwelling that is not part of a subdivision of land.

The soil erosion and sedimentation control plan shall be a scheme that minimizes soil erosion and sedimentation and includes, but is not limited to, a map and narrative. The map, which may be the zoning permit plan or special permit plan described in Article IV, shall show topography, cleared and graded areas, proposed area alterations and the location of and detailed information concerning erosion and sediment control measures and facilities. The narrative shall describe the project, the schedule of major activities on the land, the application of conservation practices, design criteria, construction details and the maintenance program for any erosion and sediment control facilities that are to be installed. The "Connecticut Guidelines for Soil Erosion and Sediment Control" of the Connecticut Council on Soil and Water Conservation, as amended, shall be the guide for preparation of the soil erosion and sedimentation control plan.

The Planning & Zoning Commission, or its designated agent, shall review the plan for compliance with these regulations and with the requirements of Public Act 83-388, as amended, and if all requirements have been met, shall certify same, and shall further provide for the inspection of erosion and sediment control measures and facilities, and may require periodic inspection reports by the applicant or a qualified representative, consultant, agent, or surety of the applicant.

Article I, Section 13. Flood Plain Management

The Town of Woodstock's "Ordinance Concerning Flood Protection and Flood Insurance Under The National Flood Insurance Act of 1968 As Amended By The Flood Disaster Protection Act of 1973", originally adopted June 26, 1975, amended on July 20, 1988, and as may be subsequently

amended, is hereby incorporated into these regulations by reference. All of the information required therein for a "Development Permit" shall be furnished with the proper zoning application, and no such application shall be approved unless the requirements of the above-referenced ordinance have been met. The areas of special flood hazard regulated by the ordinance are identified in the Federal Emergency Management Agency report entitled "Flood Insurance Study for the Town of Woodstock, Windham County, Connecticut", dated May 1, 1984, with accompanying Flood Insurance Rate Maps and floodway maps, all of which may be amended from time to time, and which are on file in the Office of the Town Clerk.

Article I, Section 14. Earth & Gravel Removal

A. Statement of Purpose.

The following provisions regarding the establishment and continuance of gravel banks and the conduct of earth removal activities in Town have been developed to promote the protection of the public safety and property values by preventing land from becoming worthless due to removal of earth materials and by preventing the creation of hazards due to deep holes, steep slopes and open embankments. These regulations are designed to facilitate the use of land for purposes permitted under the Zoning Regulations following the removal of earth materials and to provide for the sound reestablishment of ground level and protection of affected land areas by suitable cover.

B.1 Special Permit Required.

Except as may otherwise be provided in Article IV, Section 1 B, of these Regulations, no earth removal, processing or rock crushing activities shall take place until a Special Permit is granted by the Commission in accordance with these Regulations. Any landowner proposing to remove earth materials from one piece of land for use elsewhere, which proposed removal when added to any prior reconditioned excavation on the same premises shall exceed one-half (1/2) acre, shall make application to the Commission for special permit to conduct such activities. Each application for a permit shall contain a general description of the proposed excavation, its location on the parcel of land involved, the volume in cubic yards of fill proposed to be removed during the ensuing year, and a plan of the land on which the excavation will be located showing the existing grades, the proposed final grades, location of all public highways within two hundred (200) feet of the property line, and the location of any building or other structure within two hundred (200) feet of the property line. The application shall also include a soil erosion plan to include a statement of the type of ground cover to be planted or applied upon completion of the earth removal operation to control wind and water erosion, and a maintenance plan until the area is stabilized.

2. Issuance of Permit.

Upon approval of an application, and upon performance of any conditions imposed by the Commission pursuant to the Regulations, the Commission shall issue a special permit for such excavation work. Said permit shall be valid for a

period of two (2) years from the date of issuance, and shall permit the removal of an amount of loam, sand, gravel, or other fill, up to a specified volume, which shall be expressed in cubic yards, from a maximum area, which shall be expressed in acres.

3. Bonding Requirements.

For any proposed excavation involving removal of three-thousand (3,000) cubic yards, or more, or fill and/or one (1), or more, acres in area per year, the Commission may require the landowner and/or excavator, as appropriate, to post a bond payable to the Town of Woodstock, conditioned upon faithful compliance with the requirements of this regulation in an amount not to exceed one-thousand dollars (\$1,000) per acre. In determining the necessity for and the amount of any such bond, the Commission shall consider the following:

- a. The value of said land, both in its original state and in its expected condition following excavation.
- b. The proximity of any proposed excavation to highways, businesses, residential areas, and water courses.
- c. The probability of use for development, agricultural or open space purposes following such excavation, and the anticipated cost of reloaming and seeding or the cost of planting trees, or other ground cover, or the cost of constructing a pond and finish grading around such pond, whichever the Commission may deem to be the most reasonable eventual use for said property.

1. Renewal of Permits.

Applications for renewal of any special permit granted hereunder shall provide the same information required for a new permit; excepting, however, that the plan filed with the original application may be revised and resubmitted in connection with a renewal application. Any such revised plan shall depict interim changes to the property and nearby roads.

2. Revocation of Permits.

Any special permit granted hereunder may be revoked by the Commission for any of the following reasons:

- a. Excavation and/or removal of a volume in excess of that authorized under a permit;
- b. Violation of any requirement under these Regulations; or,
- c. Misrepresentation or false statement in connection with any application submitted to the Commission.

3. Forfeiture of Bonds.

Any bond posted under these Regulations may be declared forfeited by the Commission upon failure in performance of the conditions of such bond within ninety (90) days following the expiration or revocation of a special permit for

which such bond is posted. Upon forfeiture of a bond, any other outstanding special permits issued to the same owner, or issued for the same property, or both, may also be revoked by the Commission.

C. General Conditions.

1. Final grade shall be adequate to provide proper surface drainage of any excavated areas. No excavation below highway grade shall be nearer than twenty-five (25) feet to such highway; nor nearer than two hundred (200) feet to any building or structure on adjacent properties, if the area of excavation shall be below the grade of such properties; nor nearer than fifty (50) feet to any property boundary line. No slope shall exceed ten (10%) percent in the area within twenty-five (25) to two hundred (200) feet from any highway, and thirty (30%) percent in any other areas. The Commission may require loaming, seeding, planting of trees or other ground cover. If arable soil exists within the site, the Commission may require provisions for storing and retaining within the premises at least four (4") inches of top layer of said soil for ground use after excavation and/or removal operations are completed. Adequate provisions shall also be made to prevent dust from blowing onto neighboring properties from excavation areas. Location of truck access roads and material stockpiles shall be selected so as to minimize impacts upon surrounding properties.

2. Fencing.

The Commission may require the erection and maintenance of fencing bordering any sections of property to be excavated below grade which would be considered as resulting in a hazard. Prior to requiring any such fencing, the Commission shall consider: (1) proximity and density of residential areas; (2) anticipated depth below grade of excavation; (3) location of property and likelihood that children will trespass thereon; and, (4) the existence of any unusual hazards on the property.

Article I, Section 15. Driveway Standards

A. No new driveway approach to any portion of a Town Road within the Town of Woodstock shall be commenced until a written permit for its construction shall have been issued by the Zoning Enforcement Officer or the Town after consultation with the Town's Road Foreman. This permit shall be valid for a period of six months or for some lesser period as determined by the Zoning Enforcement Officer. Such permit may be renewed upon application for additional periods not to exceed six months each. The construction of such driveway approach shall be completed during the period of the permit or such period of renewal as may have been granted.

B. Driveway approaches shall, without limitation, include vehicle driveways, or any construction, removal, or alteration of grade or pitch within the taking lines of any Town road.

C. All specification for any such driveway approach must conform to the following requirements before a permit is issued:

1. Any driveway approach shall be so graded that it will not be necessary to change the established grade of the adjacent Town Road.
2. No part of any driveway approach shall extend beyond the road line in such a manner as to change the grade of the road or obstruct the free flow of water draining off the road or on the road.
3. Where a driveway approach crosses an open ditch or where such construction will interfere with the drainage of the storm water along the side of the road, a culvert of such size and such material as may be determined by the Zoning Enforcement Officer and Road Foreman shall be installed at the property owner's expense. The property owner will be responsible for maintenance and repair of such culvert.
4. The driveway approach shall be so constructed that there will be no drainage from the driveway onto the Town Road.
5. If the driveway approach abuts an approved paved Town Road, and protection is required for the shoulder and/or the edge of the Town Road, an apron of bituminous concrete or other suitable material approved by the Town Road Foreman shall be installed. Reference is made to Appendix I, of these regulations for minimum design standards for said aprons.
6. All driveway approaches shall provide for adequate sight line so as to permit safe ingress and egress to and from the premises to be served. The Zoning Enforcement Officer and Road Foreman may require brush, trees, banking or other obstacles to be removed or excavated along the property street line in order to facilitate an adequate and safe sight lines. The Zoning Enforcement Office and Highway Foreman may take into consideration the Connecticut Department of Transportation standard (Appendix II) in determining the adequacy of the sight line for a proposed driveway design.
7. All required construction and or sight line improvement work shall be at the property owner's expense. Construction standards for common driveways shall conform to the regulations set forth in Chapter V of the Woodstock Subdivision Regulations. Upon completion, the applicant shall notify the Zoning Enforcement Officer. [Amendment Effective 8/24/05]

D. The Zoning Enforcement Officer of the Town may inspect to ensure that such construction conforms to the requirements of Section 3. Upon completion of such construction, the Zoning Enforcement Officer shall perform a final inspection to accept or reject the project and notify the applicant in writing. In the event of rejection, the owner shall be given a period of (30) days to bring such construction into compliance with Section 3 of this ordinance. No such driveway approach shall be utilized after such thirty day period shall have expired unless such driveway approach has been brought into compliance with Section 3 of this ordinance and the Zoning Enforcement Officer has approved the driveway approach.

1. No certificate of occupancy shall be issued until the driveway approach permit has been issued and the work thereon completed to the satisfaction of the Zoning Enforcement Officer and Road Foreman except or unless the applicant deposits with the Town a bond in a form to the Selectmen in the amount not to exceed \$2,000.00 to insure the completion of the driveway approach in

accordance with the permit conditions and prior to the time the permit or any extension thereof expires.

E. There shall be no charge for issuing the permit.

F. The Zoning Enforcement Officer and Road Foreman of the Town of Woodstock shall also have the authority to require repair or reconstruction of any existing driveway approach to a Town Road that does not conform to the requirements of Section 3.

Article I, Section 16. Sign Regulations

A. Signs permitted in all Districts

The following signs are allowed, without permits, provided they conform with all applicable regulations, and the standard set forth herein and are not illuminated:

1. Signs giving the name, residence address and profession or activity of the owner or occupant not exceeding 2 square feet per sign on the residential premises.
2. Temporary real estate signs, not exceeding six (6) square feet, advertising the sale, lease or rental of the premises on which the sign is located.
3. Temporary construction or development project identification sign not exceeding 32 square feet.
4. Warning signs such as "No Trespassing", "Private Road", or other signs indicating the private nature of the premises, not exceeding (2) square feet each in area.
5. Temporary political campaign signs which may be displayed for a sixty (60) day period prior to an election, and which must be removed not more than seven (7) days following such election. The area of any one sign shall not exceed thirty-two (32) square feet.
6. Public, religious, or non-profit organization bulletin board signs, limited to one sign, not exceeding thirty-two (32) square feet, located on the premises thereof or off-premises location of a specific event, provided there is no commercial advertising.
7. Farm signs, on walls or structures, to identify the farmer or name of the farm.
8. Traffic control and street identification signs. All signs for the purpose of traffic control, including those on private premises, shall conform with the size, shape, color and use provisions of the "Connecticut Manual of Uniform Traffic Control Devices", as the same may be amended from time to time.
9. Temporary promotional activity signs for events and sales, on premises, which signs shall not exceed twelve (12) square feet in area. Such signs shall not be displayed for any period exceeding two consecutive weeks per month not to exceed eight weeks per calendar year (including yard sales and auctions).

B. Non-Residential Use Signs Allowed by Permit in all Districts

The following standard shall apply to non-residential use signs to be utilized on premises where located permitted and/or legally existing non-residential uses.

1. One (1) free standing sign, per parcel, with a maximum area of thirty-two (32) square feet, plus ten (10) square feet for each non-residential use establishment located thereon, up to a maximum total area of eighty (80) square feet. The height of any such sign shall not exceed twenty (20) feet.
2. Wall signs or hanging signs, on the building on the premises, to identify the non-residential uses therein. Wall signs shall be parallel to the building and shall not project more than twelve (12) inches from the face of the building. Hanging signs shall protrude perpendicularly from the front of the building and shall not exceed eight (8) square feet in area. Wall signs shall not exceed two (2) square feet for every one (1) foot in length of such buildings with a maximum aggregate area not to exceed 80 square feet.
3. Roof-mounted signs shall be allowed, not exceeding thirty-two (32) square feet in total area. The top of such signs shall not be set above the ridge line of the roof of the building on which it is located.
4. Signs which are illuminated by indirect light, with bulbs, tubes or other sources of illumination which will not result in glare or reflection off premises that may constitute a traffic hazard or nuisance and which meet all other standards of these regulations

C. Off-Site Directional Signs

Except as provided in this section, no sign shall advertise a product, service or activity other than that which is produced, provided or conducted on the premises. A maximum of two (2) off-premises directional signs for an individual business may be erected upon issuance of a permit. Each sign shall not exceed 10 inches in height by 60 inches in width. Prior to issuance of said permit, the applicant shall provide satisfactory evidence of authorization from the owner of the premises upon which said signs (s) will be located. There shall be no more than two (2) stand-alone directional signs located on any parcel. Off-site directional signs shall not be illuminated. [Amendment Effective 10/31/2011]

D. Prohibited Signs

1. No signs with internal illumination or flashing lights shall be permitted.
2. No sign shall be located in or project over any Town Road right of way, except permitted street directional or location signs.
3. No revolving or moving signs shall be permitted.
4. No sign shall be located or maintained in such a way that it poses a hazard to pedestrians or vehicles.

Article I, Section 17 Wireless Telecommunications Facilities

Article I, Section 17.1 Purpose

To provide for the location of wireless telecommunication towers, antennas and facilities while protecting neighborhoods and minimizing adverse visual and operational effects through careful design, siting and screening consistent with the provisions of the 1996 Telecommunications Act. This section of the Zoning Regulations is consistent with the Telecommunications Act of 1996 in that it does not discriminate among providers of functionally equivalent services, prohibit or have the effect of prohibiting the provision of personal wireless services, or regulate the placement, construction, and modification of personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations concerning such emissions. Other specific purposes of these regulations are as follows:

- A. To encourage use of nonresidential buildings and structures, such as water storage tanks.
- B. To encourage joint use of new or existing towers and facilities.
- C. To avoid potential damage to adjacent properties from tower failure through engineering and careful siting of towers.
- D. To accommodate the need for wireless telecommunication towers and antennas while regulating their location and number.
- E. To protect historic and residential areas from potential adverse impacts of wireless telecommunication facilities.
- F. To encourage suitable design measures to minimize adverse visual effects of wireless telecommunication facilities.
- G. To encourage and facilitate reduction of the number of towers and/or antennas needed in the future.

Article I, Section 17.2 Siting Preferences

The general order of preference for alternative facility locations shall range from A as the most preferred to E, the least preferred:

- A. On existing structures such as nonresidential buildings/facades, water towers/tanks, utility poles, steeples, clock or bell towers, chimneys, grain elevators, and silos.
- B. On existing or approved towers.
- C. On new towers located on property occupied by one or more existing towers.
- D. On new towers located in commercial or industrial areas.
- E. On new towers located in residential areas.

Article I, 17.3 General Standards

The wireless telecommunication facility standards enumerated below shall be followed:

- A. The tower and/or antenna shall be erected to the minimum height necessary to satisfy the technical requirements of the wireless telecommunications facility.
- B. A tower must be separated from all boundary lines by the greater of (i) the applicable front yard, side yard, and rear yard set back requirements set forth elsewhere in these regulations, or (ii) to the height of the tower.
- C. A wireless telecommunications facility may be considered as either a principal or accessory use. The minimum lot area for the construction of a new tower shall be two acres. More than one tower per lot may be permitted if all setbacks, design, and landscape requirements are met for each tower. A wireless telecommunications facility may be located on leased land as long as there is adequate ingress and egress to the site for service vehicles, and such access is documented in a recorded easement presented to the Commission for approval in advance of recording.
- D. All towers in residential areas shall be a monopole design unless otherwise modified and approved by the Commission. The Commission may require that a monopole be designed and treated with architectural materials so that it is camouflaged to resemble a woody tree with a single trunk and branches on its upper part, or other suitable art form/sculpture as determined by the Commission.
- E. Towers not requiring FAA paintings or markings shall be painted a non-contrasting blue, gray, or other neutral color.
- F. No lights or illumination shall be permitted unless required by the FAA.
- G. No signs or advertising shall be permitted on any tower or antenna, except that "no trespassing", "warning", and ownership signs are permitted up to (7) feet above ground level.
- H. The proposed support structure shall be designed and constructed in a manner adequate to accommodate a minimum of three users unless it is determined to be technically unfeasible based upon information submitted by the applicant and verified by the Commission. These users shall include other wireless telecommunications companies, and local police, fire, and ambulance companies.
- I. The proposed tower shall be designed and constructed to all applicable standards of the American National Standards Institutes, as amended.
- J. The Commission may require the use of Section 16-50aa of the Connecticut General Statutes to promote tower sharing.
- K. The tower shall be designed with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.

17.4 Permitted and Special Permit Uses

The uses generally set forth in subsections A. B., below, pose a minimum adverse visual effect and shall be deemed permitted uses subject to the standards and requirements set forth elsewhere in these Regulations.

- A. Wireless telecommunication facilities where the antennas are mounted on the rooftop or facade of a non-residential building, provided the following standards are met:
1. No change is made to the height of the building.
 2. Panel antennas shall not exceed sixty inches in height by twenty-four inches in width; whip antennas shall not exceed forty-eight inches in height; and dish antennas shall not exceed thirty-six inches in diameter.
 3. Equipment cabinets and sheds shall meet the requirements of these regulations.
 4. Facilities shall be of a material or color that matches the exterior of the building, and shall blend into the existing architecture to the extent possible.
 5. Facade mounted antennas shall not protrude above the building structure and shall not project more than three feet beyond the wall or facade.
 6. Roof mounted antennas shall not exceed the highest point of the rooftop by more than ten feet.
 7. Roof mounted antennas shall be set back from the roof edge a minimum of ten feet or ten percent of the roof width, whichever is greater.
 8. Roof mounted antennas shall not occupy more than 25 percent of the roof area of the building.
- B. Wireless telecommunication facilities where the antennas are mounted on existing towers, water towers/tanks, utility poles, steeples, clock or bell towers, chimneys, grain elevators, and silos, provided the following standards are met:
1. No change is made to the height of the structure.
 2. Panel antennas shall not exceed sixty inches in height by twenty-four inches in width; whip antennas (with the exception of municipal affiliated emergency service antennas) shall not exceed forty-eight inches in height; and dish antennas shall not exceed thirty-six inches in diameter.
 3. Equipment cabinets and sheds shall meet the requirements of these regulations.
 4. Facilities shall be of a material or color that matches the exterior of the structure and shall blend into the existing architecture of the structure to the extent possible.
- C. All other placement of wireless communication facilities shall require a special permit and the applicant shall submit the following additional information with its application:
1. All of the plans and information required for a permitted use wireless telecommunications facility site plan required in Subsection 17.5 of the regulations.

2. A view shed analysis showing all areas from which the tower would be visible, and if requested by the Commission, a simulation of the proposed site in order to help the Commission determine the visual impacts associated with the proposal.
3. Documentation prepared by a licensed telecommunications systems engineer that no existing or planned tower or other structure can accommodate the applicant's antenna. For tall structures located within one-quarter mile radius of the proposed site, documentation that the owners of these locations have been contacted and have denied permission to install the antenna on these structures for other than economic reasons.
4. Information concerning the proximity of the tower to residential structures.
5. Information concerning the nature of uses on adjacent and nearby properties within 1,000 feet.
6. Information concerning surrounding topography within 1,000 feet at contour intervals not exceeding ten feet.

Article I, Section 17.5 Site Plan Requirements

All applications to develop a wireless telecommunications facility as a permitted use or special permit shall meet the requirements listed in Article IV of these regulations. In addition, the following information shall be submitted for each application where applicable, together with any other information deemed necessary by the

Zoning Enforcement Officer/Planning & Zoning Commission for a determination that the proposed use conforms with these regulations.

- A. A map indicating the service area of the proposed wireless telecommunications site. A map indicating the extent of the providers existing and planned coverage within the Town of Woodstock, and a map indicating the search radius for the proposed wireless telecommunications site, including the location of tall structures within one quarter mile of the proposed site.
- B. A report from a licensed telecommunication systems engineer indicating why the proposed site location is necessary to satisfy its function in the applicant's proposed wireless telecommunications system.
- C. A plan showing where and how the proposed antenna will be affixed to a particular building or structure.
- D. Details of all proposed antenna and mounting equipment including size and color.
- E. Elevations of all proposed shielding and details of material including color.
- F. An elevation of all proposed equipment buildings, boxes or cabinets. Details of all proposed fencing, including color.
- G. Tower base elevation and height of tower.

- H. A design drawing, including cross section and elevation, of the proposed tower. A description of the tower's capacity, including the number and type of antennas it can accommodate as well as the proposed location of all mounting positions for co-located antennas and the minimum separating distances between antennas. The design shall indicate how the tower has been designed so as to collapse without encroaching upon any adjoining property if failure occurs.
- I. A report from a licensed telecommunication systems engineer indicating that the proposed wireless telecommunication facility will comply with FCC radio frequency emission standards and that the installation will not interfere with public safety communications.
- J. A description of all proposed landscaping, if appropriate, with a list of plant materials.
- K. A description and explanation of proposed access to the site.
- L. Detailed analysis of alternative sites, structures, access, and antennas as provided by the applicant. Particular attention will be placed upon the siting preferences found in Subsection 1 7.2 of these regulations.
- M. Detailed propagation and antenna separation analysis relative to tower height.
- N. Information concerning tower sharing or co-location to facilitate the telecommunication needs of municipalities and other entities in order to reduce the need to construct additional towers. The Commission reserves the right to require the applicant to utilize the provisions of Section 1 6-50aa of the Connecticut General Statutes to achieve tower sharing.
- O. Assessment of tower structure type.
- P. Assessment of design characteristics/architectural treatments that mitigate, reduce or eliminate visual impacts on adjacent areas.
- Q. If located on a property listed on the National Register of Historic Places, information concerning preservation of the historic and /or architectural character of the landscape or any structure.
- R. Information concerning future use or re-use of the site, with provisions for facility removal and site restoration.
- S. Documentation of the minimum height needed, prepared by a licensed telecommunication systems engineer, shall accompany an application. The Commission may require the submission of propagation modeling results to facilitate its review of tower height.

Article 1, Section 17.6 Ancillary Buildings

All ancillary buildings associated with wireless telecommunication facilities shall comply with the following:

- A. Each building shall not contain more than one hundred and fifty (150) square feet of gross floor area or be more than eight feet in height.

- B. Each building shall comply with the setback requirements for accessory buildings for the zoning district in which it is located.
- C. If located on the roof of a building, the ancillary building shall be designed to blend with the color and design of the main building to the extent possible.
- D. All ground level buildings, boxes, or cabinets shall be surrounded by a chain link or comparable fence and shall be appropriately landscaped.

Article 1, Section 17.7 Abandonment

A wireless telecommunication facility not in use for 12 consecutive months shall be removed by the facility owner or the property owner at such party's expense. This removal shall occur within 90 days of the end of such 12-month period. The Commission may require a bond or other surety in a form and amount satisfactory to the TOWN OF WOODSTOCK, to guarantee removal, which shall be reviewed and renewed every two years by the Commission. If there are two or more users of a single tower, this provision shall not become effective until all users cease utilizing the tower.

Article 1, Section 17.8 USE

Any approved or permitted wireless telecommunications facility shall be used only for the purpose set forth in these regulations

ARTICLE II - DEFINITIONS

Accessory Apartment: A second dwelling unit that is contained on the same lot as a single family residence and that is clearly subordinate to the main dwelling unit in terms of size and appearance.

Accessway: That portion of an interior (rear) lot extending from the street and not having the width of the minimum lot frontage generally required under these regulations. The width of the accessway shall be measured in a direction parallel to the front lot line.

Agriculture and Agricultural Uses: The terms "agriculture" and "agricultural uses" shall have all those meanings set forth in Section 1-1(q) of the Connecticut General Statutes, as amended, which, as of the date of enactment of these regulations, included cultivation of the soil, dairying, forestry, raising or harvesting of any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals; and aquaculture, as defined below; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations; the harvesting of mushrooms, the hatching of poultry, the construction, operation or

maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term "aquaculture" means the farming of the waters of the state and the production of protein food, including oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands.

Antenna - A device used to receive or transmit electromagnetic waves. Examples include, but are not limited to whip, panel, and dish antennas.

Bed and Breakfast: a dwelling, part of which is occupied by the owner of the dwelling as his/her/their permanent residence, in which lodging and meals are offered or provided for compensation to one to twelve persons for limited periods of time not exceeding 30 consecutive days.

Building: Any structure having a roof supported by columns or walls and intended for shelter, housing, or enclosure of persons, animals, or things.

Building Line: The line established by these regulations beyond which a building or structure shall not extend (except as otherwise expressly permitted in these regulations). A front building line is generally parallel to the front lot line. A side building line is generally parallel to a side property line. A rear building line is generally parallel to a rear lot line.

Commercial Recreation Facilities: Any recreational use of a commercial nature (i.e., a use operated for private monetary gain).

Commission: The Planning & Zoning Commission of the Town of Woodstock.

Contiguous Buildable Area: The area which is free of wetlands that is used for the proposed dwelling upon which the dwelling, septic system and well must be located.

Cottage: A small dwelling at a cottage resort which is a vacation home, and located on a leased cottage site. A cottage shall be restricted to single-family occupancy, and shall contain kitchen facilities, a living room, and no more than two bedrooms.

Cottage Resort: A parcel or tract of land which provides rest and recreation facilities for people on vacation, containing three or more cottages.

Cottage Site: A leased parcel upon which a cottage is constructed or placed.

Dwelling: A building containing one or more dwelling units.

Dwelling, Multi-Family: A building used or designed as a home or residence for two (2) or more families living independently of each other, exclusive of accessory apartments as defined in these regulations. [Amendment Effective 8/24/05]

Dwelling, Single-Family: A building designed for and occupied as a home or residence for not more than one family.

Dwelling Unit: Living quarters (including cooking space and at least one complete bathroom) designed for or used by one family.

Earth Materials: Earth, topsoil, sand, gravel, clay, rock or stone.

FAA: The Federal Aviation Administration

Family: Any number of individuals regularly living together as a single housekeeping unit and doing their cooking on the premises; as distinguished from a group occupying a boarding or rooming house or hotel.

Farm: The term "farm" includes farm buildings and accessory buildings thereto, nurseries, orchards, ranges, greenhouses or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities.

Farm Stand: Any temporary structure (i.e., a structure that can be easily removed when not in use) used exclusively for the display or sale of agricultural products. [Amendment Effective 8/24/05]

Front Yard Setback: The required setback distance between a front lot line and a building or structure; i.e., the area between the front lot line and the front building line, also known as the front yard.

Home Occupation: On a residential lot containing a dwelling, any occupation customarily carried on for compensation entirely within a dwelling (or in a building accessory thereto), and meeting the requirements of Article I, Section 10.

Horse Riding Academy: Any horse riding facility or establishment operated for compensation and having five or more horses.

Impervious Surfaces: Those portions of a site where rainfall and surface run-off cannot penetrate into the ground due to land development activities; e.g., areas covered by buildings, concrete, bituminous concrete, paved parking areas, driveways and streets, and equipment pads and platforms. For purposes of these regulations, the term shall also include unpaved parking areas, driveways, and streets, since these areas may be paved at a later time.

Interior (Rear) Lot: A lot not containing the minimum lot frontage generally required under these regulations.

Junkyard – The term "junkyard" shall be construed to include any junkyard, motor vehicle junk business, and motor vehicle junkyard as defined in the General Statutes of the State of Connecticut. The term shall also include any place for storage or deposit, whether in connection with a business or not, for two or more unregistered, used motor vehicles which are no longer intended or in condition for legal use on the public highways and shall include any place of storage or deposit of used parts of motor vehicles and old metals, iron, glass, paper, cordage, and other waste material which on any lot have an aggregate bulk equal to one automobile. [Amendment Effective 8/24/05]

Land Development Activities: Any man-made change or improvements to real estate, including but not limited to landscaping, construction, building, enlargement or extension of

buildings, installation of utilities, parking areas, on-site traffic circulation areas/driveways, and impervious surfaces.

Lawfully Existing/Legally Existing: Existing in accordance with any and all laws at or prior to a specific point in time, as capable of being substantiated by written documentation, such as assessor's records, building permits, certificates of occupancy, or health permits.

Light Industrial/Manufacturing Uses: Any of the following uses: office buildings; research laboratories; manufacturing, processing, packaging or assembly of components or goods; warehouses; distribution centers; plumbing, heating, electrical, mechanical and general contracting establishments; and truck and freight terminals.

Lot, Corner: A lot having frontage on two intersecting streets.

Lot Line, Front: The line separating the lot from a public street right-of-way.

Lot Frontage: The length of the front lot line. In the case of corner lots, lot frontage shall be measured along one street only.

Lot Line, Side: Any property boundary line that is not a front lot line or rear lot line. Where two lot lines extending from the front lot line intersect, both shall be considered side lot lines. In the case of a corner lot, all lot lines extending from the front lot line shall be deemed to be side lot lines.

Lot Line, Rear: The property boundary line that extends from the side lot lines and is generally opposite (farthest from) the front lot line. Corner lots may have two side lot lines and no rear lot line.

Multi-Family Residential Use: Residential use of land with a dwelling (or dwellings) containing three or more dwelling units.

Municipal Uses, Town of Woodstock: Any property, use or activity of the Town of Woodstock, including schools.

Nature Center: An educational facility where the public may study plant and animal life by direct observation, especially in an elementary non-technical manner.

Nonresidential Use: Uses other than single family, two family, and multiple family dwellings, including but not limited to industrial, commercial, municipal and institutional uses.

Off-Seasonal Use: Use between November 2 through and including March 31 of the following calendar year.

Premises: That portion of a lot, parcel or building dedicated and/or improved for a specific use.

Professional Offices: Offices for recognized professions, such as doctors, dentists, lawyers, architects, engineers, land surveyors, accountants, artists, musicians, designers, teachers and others who through training or experience are qualified to perform services of a professional, as distinguished from an occupational, nature.

Rear Yard Setback: The required setback distance between a rear lot line and a building or structure; i.e., the area between the rear lot line and the rear building line, also known as the rear yard.

Residential Building Lot: Any parcel which, in conformity with these regulations, contains or may contain a dwelling (and may also contain a permitted accessory apartment), and which does not contain and has not been approved for a nonresidential use.

Resubdivision: A change in a map of an approved or recorded subdivision or resubdivision if such change: (a) affects any street layout shown on such map; (b) affects any area reserved thereon for public use; or (c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval of recording of such map. [Amendment Effective 8/24/05]

Retail Commercial Use: Any building or structure in which one (1) or more articles of merchandise or commerce are sold to the ultimate consumer for direct consumption and not for resale, including, but not limited to, grocery store, tire store, hardware stores, farm equipment and machinery sales, ceramics, hobby stores, drug stores, antique stores, plant stores, meat markets and blacksmith shops.

Riding Academy: See "Horse Riding Academy."

Seasonal Use: Use between April 1 through and including November 1 of the same calendar year.

Senior Residence Development: a residential community designed for persons age 55 and over.

Service Establishment: Any building or structure that is used for the performance of a lawful business or personal service, including but not limited to the following: banking and bank-related functions; insurance carriers, agents, brokers and services; real estate and related services; personal services, such as laundering, dry cleaning, photographic services, beauty and barber services, day care centers, funeral and crematory services, restaurant, apparel repair, alteration and cleaning pickup services; repair services, including automobile repair and service and the sale of gasoline and automobiles; the sale of appliances, machine parts and products; furniture repair services; construction services; saw mills; and lumber yards. [Amendment Effective 8/24/05]

Side Yard Setback: The required setback distance between a side lot line and a building or structure; i.e., the area between the side lot line and the side building line, also known as the side yard.

Street/Road: A street, avenue, highway, boulevard, parkway, road lane, alley or other way that is included on the list of improved and unimproved town aid roads published by the Connecticut Department of Transportation or any street meeting the standards of Chapter VII of the Woodstock Subdivision Regulations, including Private Roads, and accepted at town meeting or by the Planning and Zoning Commission as part of an approved subdivision, as the case may be. [Amendment Effective 8/24/05]

Street Line: The limit of the street or highway right-of-way; however, where such street line has not been established, it is deemed for the purposes of these regulations to be a line parallel to and 25 feet distant from the center line of the travelled way or existing pavement.

Structure: Anything constructed, erected or assembled that requires a location on the ground, but excluding fences.

Student: An individual who is enrolled or has made application and been accepted at an accredited secondary school located in the town of Woodstock and who is taking at least three courses per semester and whose primary occupation is as a student. [Amendment Effective 7/25/2012]

Student Housing: An existing dwelling unit occupied by Students and school personnel employed by the school in which the Students are enrolled or have been accepted. [Amendment Effective 7/25/2012]

Subdivision: The division of a tract or parcel of land after the enactment of Woodstock Subdivision Regulations in August, 1965 into three (3) or more parts or lots for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation, or agricultural purposes. The term "subdivision" includes resubdivision. [Amendment Effective 8/24/05]

Use, Nonconforming: Any use that does not meet the definition of a conforming use.

Use, Conforming: 1) Any use that is permitted by and complies with all of the requirements of these regulations, including but not limited to the requirement for a zoning permit, site plan review, or special permit; 2) any use or activity that has been issued a use variance by the Zoning Board of Appeals; and 3) any use that was lawfully in existence on the effective date of these regulations, and that is listed as a permitted use or special permit use within its respective zoning district under Article V of these regulations.

Watercourse: Any river, stream, brook, waterway, lake, pond, marsh, swamp, bog or other body of water, natural or artificial, public or private, vernal or intermittent.

Wetlands: Land, including submerged land, containing any of the soil types designated as poorly drained, very poorly drained, alluvial, and flood plain by the National Cooperative Soils Survey, as may be amended, of the Soil Conservation Service of the United States Department of Agriculture.

Wildlife Sanctuary and/or Preserve: A reservation where animals not native to New England, or are considered exotic species as defined by the State of Connecticut, are sheltered and kept and may not be hunted or trapped.

Wireless Telecommunication Facility: The equipment and structures involved in receiving or transmitting electromagnetic waves associated with wireless telecommunication services.

Wireless Telecommunication Services: Services associated with the transmission and/or reception of wireless telecommunications. These services may include, but are not limited to cellular, personal communication services, specialized mobilized radio, and paging.

Yard, Front: The area between the front lot line and the front building line.

Yard, Side: The area between the side lot line and the side building line.

Yard, Rear: The area between the rear lot line and the rear building line.

Zoo: A collection of wild animals, or a place where wild animals are kept for public showing, regardless of whether an admission fee is collected.

Zoning Permit: A written approval from the Zoning Enforcement Officer or the Commission indicating an existing or proposed building, structure, or use is in compliance with these regulations. A zoning permit shall serve as the written certification required under Section 8-3(f) of the Connecticut General Statutes, as amended, for issuance of a building permit or certificate of occupancy.

ARTICLE III - ZONING BOARD OF APPEALS

Article III, Section 1. Powers and Duties

The Woodstock Zoning Board of Appeals shall have all the powers and duties set forth in the Connecticut General Statutes relating to zoning boards of appeals, including, but not limited to:

- 1) To hear and decide appeals where it is alleged that there is an error in any order, requirement or decision made by the Zoning Enforcement Officer;
- 2) To determine and vary the application of the zoning regulations in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience, welfare and property values solely with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such regulations would result in exceptional difficulty or unusual hardship so that substantial justice will be done and the public safety and welfare secured;
- 3) To hear and decide on a proposed location for dealing in or repairing motor vehicles, or the sale of gasoline and similar products, pursuant to Sections 14-55 and 14-322, respectively, of the Connecticut General Statutes;
- 4) To hear and decide on other matters as set forth in these regulations and the Connecticut General Statutes.

Article III, Section 2. Procedures

Any appeal, application or other matter requiring a decision of the Zoning Board of Appeals shall be submitted on a form prescribed by the Zoning Board of Appeals, and shall be accompanied by the required fee and any maps, statements and other documents required by the Zoning Board of Appeals in order to properly evaluate and render a decision on such appeal, application or other matter. All maps submitted shall meet or exceed the minimum requirements for a zoning permit plan. No such appeal, application or other matter shall be decided without first convening a public hearing on same, in accordance with the requirements of the Connecticut General Statutes. No variance approval shall take effect until a copy thereof, certified by the Zoning Board of Appeals, has been recorded in the Office of the Town Clerk.

The securing of a variance or other approval from the Zoning Board of Appeals shall not, in and of itself, exempt an applicant from the requirements for a zoning permit or other approval required by these regulations.

ARTICLE IV - PERMIT REQUIREMENTS

Article IV, Section 1. General Requirements

- A. Any use, building or structure legally existing at the time of the adoption of these regulations, or of any amendments thereto, may be continued without the necessity of securing any zoning permit, special permit, or zoning variance.
- B. The following uses, where permitted under Article V of these regulations, do not require the issuance of a zoning permit, special permit, or zoning variance: (i) agricultural uses not involving the erection, construction, alteration, movement, or placement of a building or structure; (ii) excavation and removal of less than 250 cubic yards of surplus earth materials resulting from a bona-fide dwelling construction being executed on a lot or parcel, for which activity a zoning permit and a building permit have been issued; and (iii) a special permit is required for earth removal and excavation exceeding 250 cubic yards resulting from dwelling construction; 500 cubic yards resulting from non-residential construction; and exceeding 100 cubic yards where any such excavation or removal is not of surplus materials; and (iv) excavation and removal of less than 100 cubic yards of earth materials, cumulatively, from a lot or parcel, which excavation or removal is not of surplus materials as described in subsections (ii) and (iii)."
- C. Except as provided in subsections A and B above, no building, structure, premises or land shall be used or occupied, and no building or part thereof or other structure shall be erected, constructed, built, moved, placed, reconstructed, extended, enlarged, altered or demolished, and no land development activities (except for residential landscaping or the clearing of timber or other vegetation) shall be undertaken, until a zoning permit, special permit, and/or other necessary zoning approval has been granted by the appropriate Article IV, Section 1. C. Permit requirements zoning official or agency, and the permit or approval has taken effect. Special permits and variances must be properly recorded in the Town Clerk's office in accordance with state law before they may take effect.
- D. No building permit or certificate of occupancy shall be issued for a building, structure or use subject to these regulations without a zoning permit from the Zoning Enforcement Officer indicating that such building, use or structure is in conformity with these regulations or is a lawfully existing nonconforming use under these regulations.
- E. The issuance of a zoning permit or special permit under these regulations does not relieve the applicant of any obligation to obtain other permits or approvals that may be necessary for the proposed use, including but not limited to inland wetlands and subdivision permits.

Article IV, Section 2. Preliminary Discussion

Prior to submitting a formal application for a zoning permit or special permit, the applicant is encouraged to prepare a rough conceptual plan of the proposed project or use, and to discuss the proposal with the Zoning Enforcement Officer and/or the Planning & Zoning Commission. The purpose of this informal evaluation is to aid the applicant in the interpretation and applicability of regulations, and to save the applicant from any loss of time, effort and unnecessary expense. However, each applicant should understand that any comments made by the Zoning Enforcement Officer or Commission members during such preliminary discussions are not binding, and that the Zoning Enforcement Officer and the Commission may reconsider and reevaluate any formal application on the basis of information available at the time of such application and the decision thereon.

Article IV, Section 3. Zoning Permit Requirements

A. Permit Required.

Except as provided in Section 1 .A and 1 .B above, no building, structure, premises or land shall be used or occupied, and no building or part thereof or other structure shall be erected, constructed, built, moved, placed, reconstructed, extended, enlarged, altered or demolished, and no land development activities shall be undertaken, and no building permit or certificate or occupancy shall be issued, until a zoning permit has been approved and issued by the Zoning Enforcement Officer or the Commission.

A zoning permit shall be required for all such activities, including those also requiring a special permit.

B. Information Requirements

Application for a zoning permit shall be on a form supplied by the Planning & Zoning Commission. All information shall be provided in written and/or mapped form, as appropriate. Except as provided below, all of the following shall be required:

- 1) Completed application form;
- 2) Where on-site sewage disposal is proposed by the applicant, written approval from the Northeast District Department of Health, Connecticut Department of Environmental Protection, or Connecticut Department of Health Services indicating the suitability of the site to accommodate on-site sewage disposal for the proposed use, activity, building or structure, and the identification of any areas of special concern;
- 3) Where sewer service is proposed by the applicant, written approval from the Water Pollution Control Authority;
- 4) Written approval for water service/water supply from the appropriate authorities;
- 5) Written approval from the Inland Wetlands and Watercourses Agency for any proposed activities subject to their jurisdiction;
- 6) Subdivision approval from the Planning & Zoning Commission, where required;
- 7) Zoning permit fee;

- 8) Photocopy of the assessor's map with the subject property identified;
- 9) Zoning permit plan, 1 inch = 40 feet scale (1 inch = 20 feet or 1 inch = 100 feet or 1 inch = 200 feet scales may be approved by the Zoning Enforcement Officer, where appropriate, provided all necessary information can be adequately presented) in a scaled sketch plan or survey plan form (the Zoning Enforcement Officer or the Commission may require a Class D, C-1 or A-2 survey where that level of accuracy is deemed necessary, or where otherwise required in these regulations), and 24 inch x 36 inch plan dimension, including the following:
 - a) Boundaries, north arrow, dimensions and area of the lot;
 - b) Certification by a licensed land surveyor and/or professional engineer, as applicable;
 - c) Setback requirements;
 - d) Locations of all existing and proposed buildings, structures and uses, including but not limited to driveways, parking areas, well, septic system, abutting streets, utility poles along existing frontage or within the lot (furnish i.d. numbers), and signs;
 - e) Location of any easements or rights-of-way;
 - f) Locations of all wetlands and watercourses, and whether field located by a soil scientist or transposed from the Woodstock Official Wetlands Map;
 - g) Location and arrangement of planned erosion and sediment control measures; applicants should note that a detailed erosion and sedimentation control plan is required for all activities and/or proposals disturbing an area larger than one-half acre (except construction of a single family home on a lot that is not part of a subdivision or resubdivision), as required under Public Act 83-388, as amended, and as required in Article I, Section 12 of these regulations;
 - h) Name, address, and phone number of surveyor/engineer responsible for preparation of the map, where applicable;
 - i) Name of applicant, name of property owner, and address of property;
 - j) Location of federal 100-year floodplain, as determined by or for the Federal Emergency Management Agency under the National Flood Insurance Program, and comprising all special flood hazard areas inundated by 100-year flood;

k) Assessor's map and lot identification numbers;

l) Any other information deemed necessary by the Zoning Enforcement Officer or the Commission for a determination that such proposed use, activity, building or structure is in conformity with these regulations.

C. Waiver

The applicant shall submit all of the foregoing materials to the Zoning Enforcement Officer or to the Commission. The Zoning Enforcement Officer or the Commission may, upon written request by the applicant, waive one or more of the requirements of subsection 9 if the applicant can demonstrate to the satisfaction of the Officer or Commission that such requirement(s) is not needed to reach a decision on the application.

D. Decisions on Applications for Zoning Permits

The Zoning Enforcement Officer of the Commission shall approve or disapprove the application for a zoning permit within the time prescribed by law, provided however that a zoning permit for the establishment, construction, expansion, extension, change, alteration or modification of any use, building or structure that may be allowed by any provision of these Regulations, other than a use, building or structure listed in Article V, Section 1, paragraph A, subsections 1 through 10, inclusive, may only be approved or disapproved by the Commission. [Amendment Effective 7/25/2012]

E. Electronic Drawings Required

Following the action of the Commission or Zoning Enforcement Officer to approve, or modify and approve, a zoning permit application, and prior to issuance of said approval, the applicant shall submit to the Commission or Zoning Enforcement Officer an electronic drawing of the approved zoning permit plan. The electronic drawing shall contain layers portraying information required in Article IV, Section B.9. Following the completion of a house or other building, and prior to the issuance of the certificate of occupancy, the applicant or his/her assigns shall provide an electronic drawing of the as-built conditions containing the building location, finish floor elevation, utility systems, septic location, boundary and any easements. All such electronic drawings shall conform to the Connecticut Grid System NAD 27 or NAD 84 Datum, in either AutoCAD (.dwg), ESRI, or other format acceptable to the Commission. Such electronic drawings may contain disclaimers by the plan preparer to the effect that any use of said electronic drawing is strictly for Town of Woodstock use only and that any dissemination, manipulation, modification, distribution or copying of said electronic drawing, other than by the Town of Woodstock or its designated agents, is strictly prohibited. Said electronic drawing need not contain a reference to the plan preparer nor to the specific project or site, however, the transmittal accompanying said electronic drawing shall reference the plan preparer and the specific project or site. The Commission, or its designated agent, may waive the requirement for said electronic drawing for minor improvements, such as accessory buildings.

Article IV, Section 4. Special Permits

A. Application of Special Permit Requirements

Any use (except for cottage resorts) that is in existence on the date of enactment of these regulations and that is listed as a special permit use within its respective district under Article V, Section 2 of these regulations may be expanded, extended, or enlarged within the limits of the lot on which it is located upon the issuance of a zoning permit in accordance with the requirements of Article IV, Section 3, and without the need for the issuance of a special permit, provided (i) the total area of the expansions, extensions, or enlargements of the use made subsequent to the effective date of these regulations does not exceed 25% of the area of the lot not dedicated to such use on the effective date of these regulations; and (ii) all other requirements of these regulations are met, with the exception of any lot size and coverage restrictions that might otherwise be applicable. Notwithstanding the foregoing, no cottage resort that is in existence on the date of enactment of these regulations may be expanded, extended or enlarged except pursuant to a special permit granted by the Commission, and any such expansion, extension or enlargement shall be subject to the requirements of these regulations (including but not limited to requirements relating to lot size and lot coverage). For the purposes of this section, the area of the lot that will be deemed not to have been dedicated to the use will be that area not covered by impervious surfaces related to the use. With the exception of the foregoing provisions, all uses listed as special permit uses within their respective districts under Article V, Section 2 of these regulations shall be subject to the procedures and requirements set forth in this section.

Article IV. Section 4. B. Information Requirements

Application for a special permit shall be on a form supplied by the Planning & Zoning Commission. All information shall be provided in written and/or mapped form, as appropriate. All applicants for Special Permits to complete and submit the Conservation Commission Development Review Checklist (to be attached to the Zoning Regulations as Appendix B) with their applications. All of the following shall be required:

- 1) Completed application form; and complete and submit the Conservation Commission Development Review Checklist (to be attached to the Zoning Regulations as Appendix B) with their applications.
- 2) Where on-site sewage disposal is proposed by the applicant, written approval from the Northeast District Department of Health, Connecticut Department of Environmental Protection or Connecticut Department of Health Services indicating the suitability of the site to accommodate on-site sewage disposal for the proposed use, activity, building or structure, including the identification of any areas of special concern;
- 3) Where sewer service is proposed by the applicant, written approval from the Water Pollution Control Authority;
- 4) Written approval for water service/water supply from the appropriate authorities;
- 5) Written approval from the Inland Wetlands and Watercourses Agency regarding proposed activities subject to their jurisdiction;
- 6) Subdivision approval from the Planning & Zoning Commission, where required;
- 7) Special permit fee;

- 8) Key map/location map at a scale of 1 inch = 1,000 feet and on a 24 inch x 36 inch sheet, portraying the site location, property lines of abutting parcels, and area streets. The key map/location plan may be shown on the special permit plan;
- 9) Architectural elevations at a scale of 1/8 inch or 1/4 inch per foot, on 24 inch x 36 inch sheet(s), portraying all sides or proposed buildings in sufficient detail to convey architectural style;
- 10) A traffic report for all multi-family residential uses and nonresidential uses. The traffic report must be prepared by a professional engineer and must address sight lines, traffic safety, traffic generation, and existing and projected traffic conditions;
- 11) Special permit plan map(s), 1 inch = 40 feet scale (1 inch = 20 feet or 1 inch = 100 feet scales may be approved by the Planning and Zoning Commission, where appropriate, provided all necessary information can be adequately presented), prepared by a professional engineer and meeting the requirements of a class A-2 survey, and 24 inch x 36 inch map dimension, including the following:
 - a) Boundaries (bearings and distances), north arrow, abutting property owners, and area of the lot;
 - b) Zoning data block, stating: the zoning district; proposed use or activity; dimensional requirements (required and proposed); cumulative amount and percentage of impervious surfaces and building coverage; cumulative amount and percentage of wetlands and watercourses; required yards and setbacks; parking (required and proposed); tract size; lot width/lot (frontage); lot depth; building height; number of dwelling units (if applicable), including bedrooms per unit and total floor area per unit; and tract density with dwelling units (if applicable);
 - c) Certification by a licensed land surveyor and/or professional engineer, as applicable;
 - d) Location of all existing and proposed buildings, structures, uses and activities, including but not limited to layout of buildings, structures, streets, driveways, sidewalks, parking areas, signage, landscaping, utilities, on-site sewage disposal systems including test pit locations and results, drainage, wells, dumpsters, open space-recreation areas and facilities, buffers/screening, yards/setbacks, easements, rights-of-way, pavement width, curbing, outdoor illumination, foliage lines, outdoor storage or display areas, egress/ingress, building sizes, abutting streets, utility poles along existing frontage or within the tract (furnish i.d. numbers);
 - e) Existing and proposed topography at two-foot contour intervals (10-foot contour intervals are acceptable in areas where no land development activities are proposed);

- f) Location of all wetlands and watercourses, and whether field located by a soil scientist or transposed from the Woodstock Official Wetlands Map;
- g) Location of federal 100-year floodplain, as determined by or for the Federal Emergency Management Agency under the National Flood Insurance Program, and comprising all special flood hazard areas inundated by 100-year flood;
- h) Location of areas having slopes in excess of 15%;
- i) Location and arrangement of planned erosion and sediment control measures; applicants should note that a detailed erosion and sedimentation control plan is required for all activities and/or proposals disturbing an area larger than one-half acre, as required under Public Act 83-388, as amended, and as required in Article I, Section 12 of these regulations;
- j) Name, address and phone number of surveyor/engineer responsible for preparation of the map(s), where applicable;
- k) Name of applicant, name of property owner, and address of property;
- l) Assessor's map and lot identification numbers;
- m) Statement regarding the nature of any potential off-site impacts, and measures taken to minimize such impacts;
- n) Statement providing sufficient information for the Commission to evaluate the application under the criteria of Section 4.D below;
- o) A completed Conservation Commission Development Review Checklist shall accompany all applications. (Attached to these Regulations as Appendix B and made a part hereof).
- p) Any other information deemed necessary by the Planning & Zoning Commission for a determination that such use, activity, building or structure is in conformity with these regulations.

Purpose and Intent of the Above Amendments is to Require Said Document as a Mandatory Part of All Special permit Applications.

C. Waiver

The Commission may, upon written request by the applicant, waive one or more of the requirements of subsections 4.B 8) through 11) if the applicant can show, to the satisfaction of the Commission, that the information is not needed to reach a decision on the application. Such waiver shall require an affirmative majority vote of the quorum of the Commission present for the vote.

D. Special Permit Evaluation Criteria and Special Permits conform with the Plan of Conservation & Development and the Plan of Open Space and Conservation.

No special permit shall be approved, approved with modifications/conditions, or disapproved until the Planning & Zoning Commission has evaluated the proposed use or activity relative to the following criteria, as they may apply.

No special permit shall be approved or approved with modifications/conditions, until the Planning & Zoning Commission has found that the proposed use or activity meets all of the following criteria:

- 1) Is in compliance with the zoning regulations of the Town of Woodstock;
- 2) All proposed Special Permits conform with the Plan of Conservation & Development and the Plan of Open Space and Conservation.
- 3) Does not adversely impact existing traffic conditions, including a finding that streets serving the proposed use or activity are adequate to carry any additional traffic generated by the use or activity, and that no traffic safety problem (e.g., poor sight line) will be caused or significantly aggravated by the use or activity;
- 4) Will generate minimal off-site impacts, including but not limited to adverse impacts on property values and the reasonable use, enjoyment and development of properties in the surrounding neighborhood;
- 5) Includes adequate landscaping and buffering treatments;
- 6) Will not generate additional storm water runoff so as to adversely affect downstream drainage systems, wetlands, watercourses or structures;
- 7) Will not adversely affect ground or surface waters nor endanger future drinking water supplies;
- 8) Will have adequate systems for sewage disposal and water service;
- 9) Will have an acceptable erosion and sedimentation control plan;
- 10) Will provide unhindered emergency vehicle access;
- 11) Will not adversely affect the health and safety of residents or workers.

E. Decisions on Special Permit Applications

No decision shall be rendered on a special permit application until a public hearing has been held in accordance with the requirements of Sections 8-3c and 8-7d of the Connecticut General Statutes, as amended.

At least ten days prior to such public hearing, the applicant shall post a notice, in a form and content approved by the Planning & Zoning Commission, at a visible location(s) along the premises' street frontage(s), indicating that an application is pending with the Planning & Zoning Commission. The applicant shall also send a written notice of such pending application to all owners of property (from Assessor's records) within a 300-foot radius of the parcel's boundaries, at least ten days prior to the public hearing, and shall provide a list of all such property owners

and the letter sent to them, together with evidence of such mailing, to the Commission at least five days prior to the hearing.

At the public hearing, the applicant shall present the application, including the special permit plan and any other documents required or submitted with the application, and the public, Commissioners, and Town staff will also be given an opportunity to be heard.

In granting approval for any special permit, the Commission may impose such reasonable conditions or modifications to the plan as are deemed necessary to ensure conformity with the evaluation criteria and any other requirements of these regulations.

Following the action of the Commission to approve, or modify and approve, a special permit application, and prior to endorsement of said approved special permit plans, the applicant shall submit to the Commission an electronic drawing of said approved special permit plans. The electronic drawing shall contain layers portraying all information required in Article IV, Section 4.B.11. Following the completion of a house or other building, and prior to the issuance of the certificate of occupancy and prior to the release of any surety, the applicant or his/her assigns shall provide an electronic drawing of the lot's as-built conditions containing the building(s) location(s), finish floor elevation, utility systems, septic location, boundary, easements, parking spaces, and roads or driveways, as applicable. All such electronic drawings shall conform to the Connecticut Grid System NAD 27 or NAD 84 Datum, in either AutoCAD (.dwg), ESRI, or other format acceptable to the Commission. Such electronic drawings may contain disclaimers by the plan preparer to the effect that any use of said electronic drawing is strictly for Town of Woodstock use only and that any dissemination, manipulation, modification, distribution or copying of said electronic drawing, other than by the Town of Woodstock or its designated agents, is strictly prohibited. Said electronic drawing need not contain a reference to the plan preparer nor to the specific project or site, however, the transmittal accompanying said electronic drawing shall reference the plan preparer and the specific project or site. The Commission, or its designated agent, may waive the requirement for said electronic drawing for minor improvements, such as accessory buildings.

No special permit shall take effect until the permit and accompanying plan, with the Commission's endorsement thereon, have been recorded in the Office of the Town Clerk.

F. Surety

The Planning & Zoning Commission may require surety (e.g., performance and maintenance bonds or letters of credit), sufficient to ensure compliance with an approved special permit and any conditions placed thereon. The performance surety shall be released upon the satisfactory completion of all bonded improvements, including erosion and sedimentation control measures, landscaping/buffers, utilities, parking, recreational facilities, streets/driveways, sidewalks, or other elements of the approved special permit plan. The maintenance surety, which shall be in a minimum amount of ten percent of the original performance surety amount, shall be posted and held during the one-year maintenance review period. The Commission may call the performance surety during or after construction for non-compliance with the approved special permit, or of any conditions of approval, including but not limited to the failure of the applicant to install or maintain erosion and sedimentation control measures. The Commission may call the maintenance surety at any time during the one-year maintenance period for failure to perform satisfactory maintenance in accordance with the terms of the surety.

No construction activities shall commence prior to the posting of a required performance bond or other acceptable surety guaranteeing compliance with the approved erosion and sedimentation control plan, where such erosion and sedimentation control plan is required by these regulations and the Connecticut General Statutes. The surety may be partially released as the site is stabilized.

ARTICLE V - PERMITTED USES

Article V, Section 1. Permitted Uses

A. Community District

The following uses shall be permitted in the Community District, subject to all other applicable requirements of these regulations; including but not limited to the requirement for a zoning permit, where applicable (see Article IV):

- 1) Single-family detached dwelling;
- 2) Customary home-occupation uses, subject to the requirements of Article I, Section 10;
- 3) Accessory buildings or structures customarily associated with and incidental to the use of a dwelling; e.g., garages, garden sheds, and swimming pools, and including buildings accessory to a customary home occupation;
- 4) Accessory apartments;
- 5) Temporary religious or entertainment gatherings such as fairs, festivals, horse shows, or bazaars, when sponsored by a local nonprofit organization or the Town of Woodstock;
- 6) Agriculture and agricultural uses;
- 7) Town of Woodstock municipal uses.
- 8) Excavation and removal of earth materials to the extent described in Article IV, Section 1 .B of these regulations.
- 9) Uses required to be permitted under applicable provisions of the Connecticut General Statutes.
- 10) Bed and Breakfasts.
- 11) An existing dwelling containing no more than two dwelling units to be used for Student Housing, subject to the additional requirements contained in the regulations. [Amendment Effective 7/25/2012]

B. Woodstock Industrial Park District

The following uses shall be permitted in the Woodstock Industrial Park District, subject to all other applicable requirements of these regulations, including but not limited to the requirement for a zoning permit (see Article IV):

- 1) Light industrial/manufacturing uses;
- 2) Office buildings;
- 3) Dwelling units for an owner, manager, caretaker, or janitor of, and on the same lot as, any other use permitted in the Woodstock Industrial District, as well as dwelling units for the use of persons temporarily assigned to duties or visiting an employer or client located in the Woodstock Industrial District;
- 4) Excavation and removal of earth materials to the extent described in Article IV, Section 1 .B of these regulations.
- 5) Accessory uses, buildings, and structures customarily associated with and incidental to any use allowed by zoning permit in the Woodstock Industrial Park District; e.g., garages; storage buildings; power plants; and employee recreational, commissary, and health facilities, but not including employee day-care facilities.

C. Village Green District (VGD)

The following uses shall be permitted in the Village Green District, subject to all other applicable requirements of these regulations, including, but not limited to, the requirement for a zoning permit (see Article IV):

1. Senior residence developments;
2. Antique stores and gift shops;
3. Restaurants and eateries with historic themes;
4. Retail and wholesale outlets for local agricultural products;
5. Bed and breakfast accommodations;
6. Assisted living facilities;
7. Craft shops;
8. Financial institutions;
9. Furniture and clothing stores;
10. Professional, medical and business offices;
11. Light industrial/light manufacturing uses;
12. Town of Woodstock municipal uses;
13. Retail commercial uses;
14. Indoor or outdoor recreational facilities;
15. Day care center for children or adults;

16. Museums and art galleries;
17. Apartments accessory to a permitted commercial use (maximum two per building).
18. Agricultural research facilities.

Article V, Section 2. Special Permit Uses

A. Community District

The following uses may be allowed by special permit, subject to the requirements of these regulations (see especially Article IV, Section 4 and Article VI):

- 1) Professional offices;
- 2) Retail commercial uses;
- 3) Service establishments,
- 4) Multi-family residential uses;
- 5) Houses of worship and related school buildings, rectories, private and parochial schools, libraries and museums;
- 6) Commercial recreation facilities;
- 7) Cemeteries;
- 8) Light industrial/manufacturing uses;
- 9) Excavation and removal of 1500 cubic yards or more, cumulatively, of earth materials from a lot or parcel, not including surplus materials resulting from a bona-fide building, construction, or other land-development activity being executed on the premises, for which activity a zoning permit has been issued; removal of less than 1500 cubic yards will be permitted without a zoning permit. (See also Article I, Section 14).
- 10) Horse riding academies.
- 11) Cottage resorts.
- 12) Zoos, wildlife sanctuary and/or preserves and nature centers.
- 13) Outdoor Recreational Facilities for Schools and related accessory structures.
- 14) Higher-density Residential Subdivision with Transfer of Conservation Land as detailed in Chapter VI of the Woodstock Subdivision Regulations.

B. Woodstock Industrial Park District

- 1) Day-care facilities for employees of any use permitted in the Woodstock Industrial Park District, provided that the facility is reasonably and properly designed to minimize any risk or threat to the safety and health of the children using it,

specifically considering, among other things, play areas, educational areas, traffic circulation, and parking areas.

- 2) Uses that are not expressly permitted in the Woodstock Industrial Park District under a zoning permit, but that are deemed by the Commission to be similar in nature to any of those uses, may be allowed by special permit in the Woodstock Industrial Park District.

Article V, Section 3. Prohibited Uses

All uses or activities not expressly allowed by these regulations are prohibited. However, the following uses are hereby listed as "expressly prohibited uses", as that term is employed elsewhere in these regulations:

- 1) Penal institutions;
- 2) Manufacture of explosive or highly flammable products;
- 3) Junkyards;
- 4) Solid waste, refuse, and/or radioactive or hazardous waste disposal, storage, handling, processing, transfer or incineration facilities, other than any Town of Woodstock solid waste disposal or transfer facility.

ARTICLE VI - ZONING PERFORMANCE STANDARDS/DIMENSIONAL REQUIREMENTS

Article VI, Section 1. Agricultural and Single-Family Residential Uses [Amendments Effective 8/24/05]

A) The following zoning standards and dimensional requirements shall apply to all agricultural and single-family residential uses, activities, buildings and structures permitted under these regulations:

- 1) All lots shall contain at least two and a half (2.5) acres per dwelling unit, exclusive of any accessory apartments as provided for in these regulations. Each lot shall contain at least one (1.0) acre of contiguous buildable area, exclusive of wetlands, watercourses, water bodies, and federal 100-year floodplain areas.
- 2) No more than one dwelling and no more than two dwelling units shall be allowed on each residential lot, except that nonconforming lots regulated under Article I, Section 9 shall be allowed no more than one dwelling unit. One accessory apartment shall be permitted per dwelling provided the apartment does not exceed 900 square feet or 33% of the gross finished floor area of the primary residence in size, whichever is less;
- 3) All lots (except for permitted interior lots) created on or after the effective date of these regulations, including but not limited to lots proposed for subdivision or re - subdivision approval, shall have lot frontage of at least one hundred (100) feet on an approved Town road, State highway, Private Road or at least twenty-five (25)

feet on an approved common driveway outletting to an approved Town road or State highway, except as otherwise provided in these regulations; e.g., creation of a new and larger lot more nearly conforming to these regulations from two or more undersized lots (see Article I, Section 9);

- 4) Interior (rear) lots shall not be allowed, except that one interior lot may be created from an existing lot of record if:
 - a) Such existing lot has inadequate frontage to create a second front lot;
 - b) The interior lot is accessed from a common driveway.

Interior lots shall have lot frontage of at least twenty-five (25) feet on an approved Town road or State highway or approved Private Road. The Commission may require greater lot frontage where needed to ensure conformance with the sightline safety standards of the Town of Woodstock Driveway Ordinance.

- 5) Each lot shall be of such shape that all structures, together with water and septic system installations, accessways and setbacks, can meet the area, setback and other standards of these regulations, the requirements of the Northeast District Department of Health, the Inland Wetlands and Watercourses Agency, and the Subdivision Regulations, as they may apply. Additionally, all lots must satisfy the Northeast District Department of Health standards for a septic system and reserve area suitable for a minimum four-bedroom residence;
- 6) Except as otherwise provided, all structures shall be separated at least seventy-five (75') feet from the boundary of any street/road (i.e., front yard setback), and at least twenty (20') feet from the boundaries of adjacent properties, (i.e., side and rear yard setbacks). The front yard setback for primary residential structures may be reduced, at the request of the applicant, to a distance that is within 10% of the contextual standard, determined by the average front yard setback of other primary residential structures within 1500' on either side of the same side of the street as the lot, but no closer than the closest of these structures. This reduced setback is subject to approval by the Commission or their designee. The setback for agricultural buildings shall at least forty (40') from the boundary of any road/street. Farm stands may be set up anywhere behind the front lot line, provided that the Zoning Enforcement Officer determines that adequate off-street parking is available and that such farm stand will not cause a public safety hazard, as by obstructing drivers' sight lines, and further provided that such farm stands are removed when not in use. No part of any subsurface sewage disposal system shall be located within fifty (50) feet of any inland wetland or watercourse. All parts of the subsurface sewage disposal system shall be set back at least forty (40') feet from all property lines abutting buildable parcels.
- 7) All lots shall also provide for driveway slopes which do not exceed: (a) a five (5%) percent slope for the first ten (10) feet from the adjacent street line; and, (b) a five (5%) percent degree slope for the twenty (20') foot terminus area of the driveway. All Common Driveways shall meet the requirements and standards of Chapter V of the Woodstock Subdivision Regulations.

- B) In order to promote the preservation of open space through cluster development as authorized by General Statutes Sections 8-2, 8-18, and 8-25, the following zoning

standards and dimensional requirements shall apply to all agricultural and single-family residential uses, activities, buildings and structures permitted under these regulations within subdivisions approved after August, 2005, provided that the standards for preservation of conservation land set forth in the Woodstock Subdivision Regulations have been satisfied:

- 1) The maximum number of lots permitted, as well as the required amount of Conservation Land within a subdivision shall be calculated using the methods set forth in Chapter V of the Woodstock Subdivision Regulations.
- 2) No more than one dwelling and no more than two dwelling units shall be allowed on each residential lot. One accessory apartment shall be permitted per dwelling provided the apartment does not exceed 900 square feet or 33% of the gross finished floor area of the primary residence in size, whichever is less.
- 3) All lots (except for permitted interior lots) created on or after the effective date of these regulations shall have lot frontage of at least one hundred (100) feet on an approved Town road, State highway, Private Road or at least twenty-five (25) feet on an approved common driveway outletting to an approved Town road or State highway.
- 4) All lots proposed for subdivision or re-subdivision approval, shall be at least three-quarters (0.75) of an acre in size. All lots shall contain at least three-quarters (0.75) of an acre of contiguous buildable area, exclusive of wetlands, watercourses, waterbodies and federal 100 year flood plain areas. In addition, Two dwelling units, whether attached or detached, which share a septic system on the same lot shall contain at least one (1.0) acre of contiguous buildable area, exclusive of wetlands, watercourses, waterbodies and federal 100 year flood plain areas.
- 5) Interior lots may be created only in the rear corners of subdivision cul-de-sac streets or other similar sharp curves.
- 6) Each lot shall be of such shape that all structures, together with water and septic system installations, accessways and setbacks, can meet the area, setback and other standards of these regulations, the requirements of the Northeast District Department of Health, the Inland Wetlands and Watercourses Agency, and the Subdivision Regulations, as they may apply. Additionally, all lots must satisfy the Northeast District Department of Health standards for a septic system and reserve area suitable for a minimum four-bedroom residence.
- 7) Within lots created by subdivision or re-subdivision, all structures shall be separated at least fifty (50') feet from the boundary of any street/road (i.e., front yard setback), and at least twenty (20') feet from the boundaries of adjacent properties (i.e., side and rear yard setbacks). On lots with lot frontage of at least fifty (50') feet on an approved Town road or state highway, farm stands may be set up anywhere behind that front lot line, provided that the Zoning Enforcement Officer determines that adequate off-street parking is available and that such farm stand will not cause a public safety hazard, as by obstructing drivers' sight lines, and further provided that such farm standards are removed when not in use. No part of any subsurface sewage disposal system shall be located within fifty (50') feet of any inland wetlands or watercourse. All parts of the subsurface

sewage disposal system shall be set back at least forty (40') feet from all property lines at the exterior of the original parcel proposed for subdivision. The Commission may reduce the building setback distance from the lot frontage line to no less than twenty (20') feet, provided: (a) the street upon which the lot fronts is not a through street; (b) the street upon which the lot fronts will have low traffic volumes and low travel speeds; and (c) the architectural design of the residences within the open space subdivision shall be in keeping and in character with the historic architecture of Woodstock, i.e., the buildings' architectural elevations will reflect pre-1900 styles. Such reduction shall take effect upon recording of the approved final subdivision plan mylar in the office of the Town Clerk, and the map shall depict areas in which reduced building setbacks are permitted.

- 8) All lots shall also provide for driveway slopes which do not exceed: (a) a five (5%) percent slope for the first ten (10) feet from the adjacent street line; and, (b) a five (5%) percent degree slope for the twenty (20') foot terminus area of the driveway. All Common Driveways shall meet the requirements and standards of Chapter V of the Woodstock Subdivision Regulations.

C) The following regulations are established to address setback requirements for accessory buildings and structures (which shall not exceed 576 square feet); including swimming pools, garden and storage sheds and garages; on existing non-conforming lots of record.

Table 1: Minimum Side and Rear Yard Setback Requirements:

<u>Minimum Lot Width</u>	<u>Minimum Side and Rear Yard</u>
Up to 100 feet	8 feet
101 feet to 149 feet	15 feet

Table 2: Minimum Front Yard Setback Requirements: Minimum

<u>Depth of Lot</u>	<u>Minimum Front Yard Setback</u>
Up to 100 feet	25 feet
101 feet to 149 feet	30 feet

Article VI, Section 2. Multi-Family Residential, Nonresidential Uses, and Cottage Resort Uses

The following zoning standards and dimensional requirements shall apply to all multi-family residential uses, nonresidential uses, and cottage resort uses permitted under these regulations:

- A. Nonresidential Uses
 - 1. General Requirements

- a) Minimum lot size shall be 1.25 acres of contiguous buildable area exclusive of wetlands and watercourses; minimum lot frontage shall be 150 feet.
- b) Minimum front yard setback shall be 60 feet. Minimum side and rear yards setbacks shall be 40 feet.
- c) For special permit uses, natural or suitable visual buffering may be required to meet the criteria of Article IV, Section 4.D. The special permit plan shall specify the ways in which these criteria shall be achieved.
- d) Maximum building height shall be two and one-half stories, not to exceed 35 feet.
- e) One free-standing sign shall be permitted on each lot, and shall be located on the same lot as the principal use. The maximum height of the sign shall be fourteen feet and the maximum size shall be 32 square feet per sign face for up to two sign faces. One building-mounted sign is permitted for each tenant space, with a maximum size of one square foot of sign face for every two lineal feet of building (tenant) frontage up to a maximum of 32 square feet. Roof mounted signs are prohibited. Sign illumination shall be designed to control objectionable or hazardous glare off the premises, and no such lighting or sign shall oscillate, flash, pulsate, nor project a beam of light other than at the sign. No sign illumination shall be permitted between the hours of 10 p.m. and 6 a.m. The location of the sign shall not obstruct motorists' sight lines nor pose a safety hazard.
- f) Parking shall be sufficient to meet the anticipated parking area demand for the intended use, and shall be designed to provide a safe and convenient layout while meeting access and circulation needs. Minimum parking space dimension shall be 9 feet x 18 feet
- g) Roads proposed for acceptance by the Town of Woodstock and stormwater drainage facilities shall conform to the standards set forth in the Woodstock Subdivision Regulations, as amended. Roads shall have an adequate, all-weather surface with proper drainage. Provision shall be made for emergency vehicle access, including turnabouts where necessary, as approved by the local Fire Marshal/Fire Chief.
- h) Adequate water supply for fire response services must be approved by the local Fire Marshal/Fire Chief.
- i) All utilities shall be installed underground except where deemed infeasible by the Commission.
- j) Outdoor lighting shall be adequately screened/designed so not to project an objectionable glare/illumination off the premises. Fixtures within the setback area shall not exceed a height of 20 feet.
- k) Outside storage of merchandise, goods, supplies, machinery, motor vehicles and equipment shall not extend into the area required for setback from a property line, nor into any area required for a landscaped buffer.

- l) All waste disposal containers shall be visually screened from abutting property lines.
- m) Final landscaping shall be installed no more than six months after construction is completed.
- n) Lot coverage with impervious surfaces shall not exceed 50%.
- o) No building lawfully existing prior to the effective date of these regulations which constitutes a valid, non-conforming use for residential purposes shall be denied approval for a nonresidential special permit use based upon its failure to meet subsections a) and b) of this Article, provided the property has existed continuously as a valid, nonconforming residential use. Provided further that the applicant shall present suitable information to the Commission that the proposed conversion is for a dwelling unit which is located at least 200 feet from the nearest other residential dwelling unit and that the proposed use shall not create any sort of nuisance or adverse impact on any adjoining residential areas, nor shall it be a use which will generate undue traffic or adversely affect adjoining properties by litter or otherwise. Provided further that no such conversion from residential to a nonresidential use shall increase any existing nonconformity as to setback or side yard requirements of these regulations.

B. Multi-Family Residential Uses:

- 1) Minimum lot size shall be 10 acres.
- 2) Minimum lot frontage shall be 150 feet.
- 3) Maximum allowable density shall be one dwelling unit per 1.00 acre of lot area, exclusive of wetlands and watercourses.
- 4) Minimum front yard setback shall be 200 feet. Minimum side and rear yard setbacks shall be 75 feet. Minimum distance between on-site and off-site dwellings shall be 200 feet.
- 5) Minimum distance between dwellings in the development shall be 100 feet. This distance may be reduced to 50 feet if all units are equipped with an approved sprinkler system in accordance with National Fire Protection Association (NFPA) Standards.
- 6) Maximum building height shall be two and one-half stories, not to exceed 35 feet.
- 7) No dwelling shall contain more than four dwelling units nor more than 5,000 square feet of floor coverage.
- 8) Lot coverage, including all impervious areas exclusive of those allowed within the setback areas, shall not exceed 30%.
- 9) Signs shall be in conformity with the Woodstock Sign Ordinance.

- 10) Parking shall be provided at a rate of no less than 2.25 spaces per dwelling unit. Outdoor parking spaces shall be a minimum of 9 feet x 18 feet. Parking spaces and vehicular circulation shall be designed to afford safe and convenient layout. Individual parking areas shall contain no more than 10 spaces and shall contain landscaped areas. The Commission may require earthen berm(s) between parking areas. Parking is permitted within the front yard setback, but such parking must be screened from the front property line. Notwithstanding the foregoing provision, parking areas shall not be within 100 feet of the front property line nor within the side and rear setbacks. Natural or suitable visual buffering may be required to meet the objectives of the criteria of Article IV, Section 4.D.
- 11) Access drives and stormwater drainage shall generally conform to the design standards in the Subdivision Regulations of the Town of Woodstock, as amended, except that the Commission may vary from those standards where warranted for improved designs. Access drives shall be of an adequate, all-weather surface with proper drainage. Access drives shall be a minimum of 50 feet from the side property lines, as measured along the front property line on a Town-approved road or State highway. Provisions shall be made for emergency vehicle access, including turnabouts where necessary, as approved by the local Fire Marshal/Fire Chief.
- 12) Adequate water supply for fire response services must be approved by the local Fire Marshal/Fire Chief.
- 13) Outdoor lighting shall be adequately screened and designed so as not to project an objectionable glare or illumination off the premises. Ornamental poles and fixtures are preferred, erected to a maximum height of 15 feet.
- 14) All utilities shall be installed underground, except where deemed infeasible by the Commission.
- 15) All waste disposal containers shall be visually screened from abutting property lines.
- 16) Final landscaping shall be installed no more than six months after construction is completed.

C. Cottage Resort Uses

- 1) Minimum parcel size shall be 250 acres.
- 2) Each cottage resort shall have vehicular access to and from a public street and shall have a minimum of 150' of frontage on an approved Town road or State highway.
- 3) Each cottage resort shall have at least 1,000 feet of frontage on a waterbody.
- 4) All of the land comprising the cottage resort shall be owned and governed by an association, the rules and regulations for which are in

conformity with these zoning regulations. The association's rules and regulations shall be submitted with the special permit application in order to determine compliance with these regulations.

- 5) No cottage shall be erected, constructed, enlarged, expanded or placed on a cottage site prior to issuance of a zoning permit for same.
- 6) All cottages and cottage sites shall be limited to seasonal use and restricted off-seasonal use, as set forth in paragraph 11 below, except the resident manager's dwelling may be occupied year round.
- 7) All cottage sites shall be leased, from the association. Buildings constructed or placed thereon may be owned by the tenant thereof.
- 8) Each cottage shall be serviced by an individual alternative waste water treatment & disposal facility for individual sites as approved by the Connecticut Department of Environmental Protection. No zoning permit for a cottage shall be issued until a permit for said alternative system has been issued by the Northeast District Department of Health (N.D.D.H.). No cottage except that of the resident manager of a cottage resort shall be serviced by a septic system.
- 9) All new cottages shall have cold running water and electrical service during seasonal use.
- 10) All Cottage resorts shall have proper facilities for the disposal and recycling of solid waste.
- 11) During the off-seasonal period from November 2 through and including March 31 of each year, use and/or occupancy of a cottage site shall be limited to a duration of not more than seven (7) days during any three week period. This limitation shall be contained in all leases for all cottage sites, and shall be contained in the association rules.
- 12) All roads serving the cottage resort shall be maintained and kept passable year round, and shall be designed to accommodate the largest fire apparatus in the fire district serving said cottage resort. Minimum road width shall be twelve (12) feet, with periodic vehicular turn-offs to accommodate passing vehicles. All roads internal to the cottage resort shall be privately owned and maintained by the association.
- 13) All alternative waste water systems shall be pumped and/or serviced by a licensed vendor under contract to the association, at least once annually during the month of November, and more often if necessary.
- 14) Trailer camps, trailer parks, mobile home parks and recreational camping sites are not governed by these regulations, but rather are regulated by the Ordinance Pertaining to Trailers, as amended. Any trailer camps, trailer parks, mobile home parks or recreational camping sites contained within the cottage resort shall be portrayed on the site plan. Mobile homes, trailer coaches, motor homes, campers, and recreational camping trailers may occupy any cottage site in existence prior to January 1, 1992, however, may

not occupy any new cottage site approved after January 1, 1992.

- 15) Water service to individual cottages shall be shut off during the off-season (November 2 through March 31). No cottage constructed or placed after January 1, 1992 shall have its own well. All water supply and water distribution systems shall be approved by the appropriate authorities and shall be in compliance with all applicable codes and regulations.
- 16) Each cottage site shall have at least one vehicular parking space (minimum size 9 feet x 18 feet). In addition, the common facilities of the cottage resort shall contain parking spaces sufficient to meet anticipated demand.
- 17) Each cottage site shall have a minimum of 2,500 square feet of land area (exclusive of wetlands and 100 year federal flood plain), and the average cottage site size shall not be less than 4,000 square feet (exclusive of wetlands and 100 year federal flood plain). Minimum frontage on an interior street shall be 50 feet, and minimum depth of each cottage site shall be fifty feet.
- 18) Minimum front, side, and rear yard setbacks for cottage resorts shall be 50 feet. Minimum front, side, and rear yard setbacks for individual cottage sites shall be 15 feet. Minimum distance between cottages shall be 30 feet.
- 19) No more than four cottages shall be constructed or placed on cottage sites within a cottage resort during each calendar year (non-accrual), except that up to eight cottages may be constructed or placed on cottage sites within a cottage resort during twelve months following issuance of the special permit by the Planning & Zoning Commission. All cottages shall be constructed or placed on a cottage site, and only one cottage is permitted on each cottage site.
- 20) The residence of the resident manager of a cottage resort may contain more than two bedrooms, may have year round occupancy and services, and may be serviced by an individual well and subsurface sewage disposal system. There shall be no more than two (2) permanent staff residences in the cottage resort.
- 21) Each cottage resort shall have common facilities in locations convenient to cottage site tenants, e.g., bathrooms, showers, laundry, hot and cold running water. Common facilities shall be serviced by a subsurface sewage disposal system, and may have year-round water service. Other common facilities, accessory to the cottage resort use and for the use and enjoyment of the cottage site tenants, their guests and association guests only, may include a clubhouse, office, food concessions, archery range, boating, swimming facility, dance hall, tennis courts and other active and passive recreational facilities.

- 22) Wherever practicable, existing vegetation shall be used to screen the cottage resort from abutting land and uses, to screen cottage sites and vehicular parking areas, and to maintain a natural setting. Where adequate existing vegetation is not present, supplemental shrub and tree plantings may be required to achieve the effects described in the preceding sentence.

Article VI, Section 3. Performance Standards for All Uses

The following performance standards shall be applicable to all buildings, structures, and uses in all districts:

- 1) No dust, dirt, fly ash, smoke, particulates, fumes, or gases shall be emitted into the air in violation of Federal, State, and local statutes, regulations and ordinances.
- 2) No odors shall be emitted into the air that are offensive off the site.
- 3) No noise shall be permitted beyond the boundaries of the lot or parcel in excess of noise levels permitted by State or Federal laws or regulations.
- 4) No offensive, harmful, toxic, or hazardous waste shall be discharged into any watercourse, waterbody, wetlands, or into the ground, or onto any adjoining property. All discharges of wastes, chemicals, or other substances shall be in compliance with Federal, State, and local statutes, regulations, and ordinances.
- 5) Outdoor lighting shall be designed to control objectionable or hazardous glare off the premises.
- 6) No process that emits any harmful or objectionable light, glare, or heat off the lot or parcel shall be allowed.
- 7) No on-site dumping or disposal of waste shall be allowed.
- 8) Traffic circulation areas, including driveways, streets, and parking lots, shall not be designed or laid out in such a way as to cause hazardous intersections or other unreasonable dangers to drivers or pedestrians.
- 9) The use shall not require or result in the creation or unreasonable exacerbation of drainage hazards, such as erosion or flooding, for downstream or down gradient areas.
- 10) All driveways for new construction are required to install an anti-tracking pad consisting of crushed stone, riprap or similar material the full width of the driveway and at least 30 feet in length. The owner/contractor shall be responsible to clean the street of any materials generated from the building site.

Article VI, Section 4. Village Green District

A. Purpose

The purpose of the Village Green District is to afford Woodstock an opportunity to permit the

establishment of an area of areas set on a village green, providing economic development opportunities which would be in harmony with, and complementary to, our community's rural, historic, agrarian and natural assets. Village Green Districts should provide a variety of uses in a pedestrian environment similar to Northeastern Connecticut's 19th century village centers.

B. Establishment of the Village Green District (VGD)

The Village Green District zone may be established for a specific tract provided the Commission has, following a public hearing, approved both a zone change and the general plan of development. No zone change shall be approved or approved with modifications/conditions, until the Commission has found (1) that the zone change would be in general conformity with the Plan of Conservation and Development and (2) that the land that is the subject of the application is suitable for village green development only if it meets all of the following evaluation criteria's:

- 1) It is in compliance with the zoning regulation of the Town of Woodstock;
- 2) It is in general conformity with the Plan of Conservation & Development;
- 3) It does not adversely impact existing traffic conditions, including a finding that Streets serving the proposed use or activity are adequate to carry any additional traffic generated by the uses or activities, and that no traffic safety problem (e.g., poor sight line) will be caused or significantly aggravated by the uses or activities;
- 4) It will generate minimal off-site impacts, including, but not limited to, adverse impacts on property values and the reasonable use, enjoyment and development of properties in the surrounding neighborhood;
- 5) It includes adequate landscaping and buffering treatments;
- 6) It will not generate additional storm water runoff so as to adversely affect downstream drainage systems, wetlands, watercourses or structures;
- 7) It will not adversely affect ground or surface waters nor endanger future drinking water supplies;
- 8) It will have adequate systems for sewage disposal and water service;
- 9) It will have an acceptable erosion and sedimentation control plan;
- 10) It will provide unhindered emergency vehicle access;
- 11) It will not adversely affect the health and safety of residents or workers;
- 12) It will have adequate telecommunication and related support services;
- 13) It adequately protects historic resources;
- 14) It is consistent with the purposes of the VGD zone, including: it has a village green setting; it provides economic development opportunities in harmony with, and complementary of our community's rural, historic, agrarian and natural assets; it

afford a pedestrian environment; and it incorporates a variety of permitted uses;

- 15) It encompasses land suitable for the proposed development;
- 16) It incorporates a common architectural and site design theme; and
- 17) It has measures, e.g., deed restrictions and /or common interest ownership regulations, which ensure that the architecture, uses, activities, development and site design theme proposed by the applicant will be implemented in perpetuity, except as subsequently approved or modified by this Commission.

C. Decisions on VGD Zone Change/General Plan of Development Applications

No decision shall be rendered on a VGD Zone Change/General Plan of Development application until a public hearing has been held in accordance with the requirements of Section 8-7d of the Connecticut General Statutes as amended.

At least ten days prior to such public hearing, the applicant shall post a sign, in a form and content approved by the Planning & Zoning Commission, at a visible location (s) along the premises' street frontage (s), indicating that an application is pending with the Planning & Zoning Commission. The applicant shall also send a written notice of such pending application to all owners of property (from Assessor's records) within a 500 foot radius of the parcel's boundaries, at least ten days prior to the public hearing, and shall provide a list of all such property owners and the letter sent to them, together with the evidence of such mailing, to the Commission at least five days prior to the hearing.

At the public hearing, the applicant shall present the application, including the zone change map, general plan of development (and subdivision or resubdivision application, and the public Commissioners, and Town staff will also be given an opportunity to be heard.

In granting approval for any VGD general plan of development application, the Commission may impose such reasonable conditions or modifications to the plan as are deemed necessary to ensure conformity with the evaluation criteria and any other requirements of these regulations.

No VGD zone change/general plan of development application shall take effect until the zone change map and accompanying general plan of development maps, with the Commission's endorsement thereon, have been recorded in the Office of the Town Clerk.

D. Surety

The planning & Zoning Commission may require surety (e.g. performance and maintenance bonds or letters of credit) sufficient (in the judgment of the Commission) to ensure compliance with an approved general plan of development and any conditions placed thereon. The performance surety shall be released upon the satisfactory completion of all bonded improvements, including erosion and sedimentation control measures, landscaping/buffers, utilities, parking recreational facilities, streets/driveways, sidewalks, or other elements of the approved general plan of development. The maintenance surety, which shall be in a minimum amount of ten percent of the original performance surety amount, shall be posted and held during the one-year maintenance review period. The Commission may call the performance surety during or agree construction for non-compliance with approved

general plan of development, or non-compliance with any conditions of approval, including, but not limited to, the failure of the applicant to install or maintain erosion and sedimentation control measures. The Commission may call the maintenance surety at any time during the one-year maintenance period for failure to perform satisfactory maintenance in accordance with the terms of the surety.

No construction activities shall commence prior to the posting of a required performance bond or other surety acceptable to the Commission guaranteeing compliance with the approved erosion and sedimentation control plan, where such erosion and sedimentation control plan is required by these regulations and the Connecticut General Statutes. The surety may be partially released as the site is stabilized to the satisfaction of the Commission. Bonding may be posted in phases. Phasing is subject to the approval of the Commission.

E. Information Requirements

Application for VGD zone change/general plan of development shall be on a form supplied by the Planning & Zoning Commission. All information shall be provided in written and/or mapped form, as appropriate.

Except as provided below all of the following shall be required:

- 1) Completed application form and completed Conservation Commission Development Review Checklist;
- 2) Written determination from the applicant's engineer or the Water Pollution Control Authority that adequate sewer capacity exists for the VGD project;
- 3) Written approval from the Inland Wetlands and Watercourses Agency regarding proposed activities subject to their jurisdiction;
- 4) Subdivision or re-subdivision application and all related submissions, where applicable;
- 5) Application fee as established by the Commission;
- 6) Location plan at a scale of 1 inch = 1,000 feet portraying the site location, and a key map at a scale of 1" = 200 feet depicting the property lines of abutting parcels within 500 feet, area streets, the proposed development/site, and surrounding zones. Key map/location plan shall be on 24" x 36" sheets and shall be submitted as part of the general plan package;
- 7) Architectural elevations on 24 inch x 36-inch sheet(s), portraying all sides of proposed buildings in sufficient detail to convey architectural style for each of the proposed uses. Architectural renderings/illustrations are encouraged;
- 8) A traffic report must be prepared by a professional traffic engineer and must address sight lines, traffic safety, traffic generation and existing and projected traffic conditions;
- 9) General plan of development map(s), 1 inch = 40 feet scale (1 inch = 20 feet of 1

inch = 100 feet scales may be approved by the Planning & Zoning Commission, where appropriate, provided all necessary information can be adequately present), prepared by a professional engineer (along with a land surveyor and landscape architect or landscape designer) and meeting the requirements of a class A-2 survey, and 24 inch x 36 inch map dimension, including the following:

- a) Boundaries (bearings and distances), north arrow, abutting property owners, and area of the tract;
- b) Zoning data block, stating: the proposed zoning district; proposed uses or activities; dimensional requirements (required and proposed); cumulative amount and percentage of impervious surfaces and building coverage; cumulative amount and percentage of wetlands and watercourse; required yards and setbacks; parking (required and proposed with parking formula); tract size; lot width/lot frontage; lot depth; building height; number of dwelling units (if applicable); and senior residence area size and density with dwelling units (if applicable);
- c) Certification by a licensed land surveyor and/or professional engineer and/or landscape architect, as applicable;
- d) Location of all existing and proposed building (approximate footprint/square footage/# stories), structures, uses and activities, including, but not limited to, layout of buildings (approximate), structures, streets, driveways, sidewalks, parking areas, signage, landscaping, utilities, test pit locations and results (where applicable), drainage, dumpsters, open space-recreation areas and facilities, buffers/screening, yards/setbacks, easements, rights-of-way, pavement width, curing, outdoor illumination, foliage lines, outdoor storage or display area, egress/ingress, building sizes, abutting streets, utility poles along existing frontage or within the tract (furnish I.D. numbers);
- e) Existing and proposed topography at two-foot contour intervals (10-foot contour intervals are acceptable in area where no land development activities are proposed);
- f) Location of all wetlands and watercourses, and name of soil scientist who determined same;
- g) Location of federal 100-year floodplain, as determined by or for the Federal Emergency Management Agency under the National Flood Insurance Program, and comprising all special flood hazard areas inundated by 100-year flood;
- h) Location of areas having slopes in excess of 15%;
- i) Location and arrangement of planned erosion and sediment control measures; applicants should not that a detailed erosion and sedimentation control plan is required for all activities and/or proposals disturbing an area large than on-half acre, as required under Public Act 83-388, as amended, and as required in Article 1, Section 12 of these regulations;

- j) Name, address and phone number of surveyor/engineer/landscape architect (or landscape designer) responsible for preparation of the map(2), where applicable;
- k) Name of applicant, name of property owner, and address of property;
- l) Assessor's map and lot identification numbers
- m) Statement regarding the nature of any potential off-site impacts, and measures taken to minimize such impacts;
- n) Statement providing sufficient information for the Commission to evaluate the application under the evaluation criteria enumerated in Article VI, Section 4B above; and
- o) Any other information deemed necessary by the Planning and Zoning Commission for a determination that such uses, activities, buildings, or structures are in conformity with these regulations.

F. Waiver

The Commission may, upon written request by the applicant, waive one or more of the requirements of Article VI, Section 4E if the applicant can show, to the satisfaction of the Commission, that the information is not needed to reach a decision on the application. Such waiver shall require an affirmative majority vote of the quorum of the Commission present for the vote.

G. Zoning Performance Standards

The following zoning performance standards and dimensional requirements shall apply to the VGD development:

- 1) Senior residence development (SRD) development may be proposed on individual lots for each residence, or in a common interest community form of ownership, e.g., a condominium;
- 2) SRD lots or parcels shall have the following minimum yard setbacks: 25' front/20' side/25' rear;
- 3) SRD uses shall be separated from adjacent commercial/industrial uses by a minimum 25 feet wide landscaped buffer;
- 4) Commercial/industrial uses shall be separated from adjacent residential uses (on-site or external to the proposed VGD) by a minimum 25 feet wide landscaped buffer;
- 5) Buffers may be coterminous with yards;
- 6) In SRD uses, a concrete sidewalk shall be provided on at least one side of the proposed street;

- 7) The proposed SRD street shall be paved with bituminous concrete to at least a 24 feet width, and built to the Town's design standards for a public road. Where bituminous concrete curbing is required, it shall be a "cape cod" style. The proposed SRD street may be public or private. It shall be within a fifty feet right-of-way, with the following cross section: 12' snowshelf/12' lane/8' snowshelf/5' concrete sidewalk/1' snowshelf. These dimensions may be modified at the Commission's discretion provided they still meet safety and traffic volume standards. (Amendment Effective May 14, 2007)
- 8) The proposed street adjacent to the common of the village green shall be one-way, and paved with bituminous concrete to at least a 24 feet width, and built to the Town's design standards for a public road. Where bituminous concrete curbing is required, it shall be "cape cod" style. The proposed village green street may be public or private. It shall be within a fifty feet right-of-way, with the following cross section: 12' snowshelf/12' lane/8' snowshelf/5' concrete sidewalk/1' snowshelf; (Amendment Effective May 14, 2007)
- 9) Buildings shall be of an appropriate size, scale, and footprint;
- 10) Buildings in the village green area shall generally be two stories in height;
- 11) No buildings shall exceed two stories in height;
- 12) All buildings shall be served by adequate and approved public water system and a municipal sewer system. (Amendment Effective May 14, 2007)
- 13) The general plan of development shall contain a landscape and planting plan prepared by a licensed landscape architect or a landscape designer. Landscape plans shall address buffer treatments, street trees, foundation plantings, fencing, signage, lighting and the development's overall landscape theme. A plant schedule (name, size at installation, and quantity of all plantings) shall be provided;
- 14) Village green area lots shall have the following minimum yard setbacks: 15' front/20' side/25' rear. Porches, porticoes, and stoops may be up to 8' closer to the front property line. The front yard shall be landscaped.
- 15) The entire development shall have a common architectural theme, with sufficient exterior specifications on the plans to describe the theme and establish, upon Commission approval, architectural standards and design parameters for each use;
- 16) All utilities shall be installed underground;
- 17) In lieu of open space (as required in these regulations or in the subdivision regulations), the applicant shall propose a public recreation area with suitable recreation facilities for the general public, e.g., an irrigated soccer field in the green, to be provided at the expense of the applicant;
- 18) All vehicular parking in light industrial areas shall be off-street and in the rear of

the lot, i.e. behind the building's front façade;

- 19) Light industrial area lots shall have the following minimum yard setbacks: 25' front/20' side/25' rear. All front yards shall be landscaped;
- 20) All light industrial uses shall have an office area. Warehousing is not allowed as a building's primary use;
- 21) The proposed street adjacent to a light industrial area shall be paved with bituminous concrete to at least a 28 feet width to accommodate trucks, and built to the Town's standards for a public road. Where bituminous concrete curbing is required, it shall be "cape cod" style. The proposed light industrial street may be public or private. It shall be within a fifty foot right-of-way, with the following cross-section: 8' snowshelf/14' lane/14' lane/8' snowshelf/5' concrete sidewalk/1' snowshelf;
- 22) The proposed SRD shall have buildings containing no more than four (4) dwelling units;

H. Two-step VGD Process

The VGD application process is in two steps. The first is the combined zone change/general plan of development described above. The second step is for specific Commission site plan approval of a building or buildings on an individual lot. No public hearing is required for the second application phase. Site plan applications shall provide the same information required in the general plan, however, updated for the specific building or buildings and specific use or uses. Mapping and documentation shall be adequate for the Commission and its staff to determine conformity with the approved general plan application/mapping and with these regulations. If the applicant has subdivided the SRD area, individual site plans for a single-family dwelling on its own lot need only be submitted with an application for approval by designated Town staff or Town consultants. It is anticipated that the general plan, once approved, will evolve into site plan required for individual lots or parcels.

Article VI, Section 5. Student Housing

No building, structure or premises shall be used for Student Housing until a Zoning Permit has been granted in accordance with the provisions of this section.

A. Initial Application.

1. An initial application for Zoning Permit shall be submitted on a form prescribed by the Zoning Enforcement Officer which application shall provide a statement of the maximum number of occupants proposed to reside in the facility and a 24-hour contact person in Windham County. In addition, the following shall be required to accompany the application:
 - a. A report from the Building Official regarding compliance of the proposal with any applicable building code and including any recommendations regarding the proposal;
 - b. A report from the Health Department approving the adequacy of the water supply and septic or sewer system serving the premises and including a determination of the maximum number of occupants which said water supply

and septic system can support;

- c. Floor plans showing the building and any proposed modifications thereto and evidence that a Certificate of Occupancy was issued for the subject property at least twelve (12) months prior to the date of the application or that the premises have been assessed as a one or two family dwelling for at least twelve (12) months prior to the date of the application;
 - d. A report from the Fire Marshal regarding compliance of the proposal with any applicable fire code;
 - e. Payment of any required filing fee(s).
2. No initial Zoning Permit shall be issued pursuant to this section until the Commission has held a Public Hearing on the application and has found that the following criteria are met with regard to the proposed Student Housing:
- a. It is in compliance with the Zoning Regulations;
 - b. It is in compliance with any applicable health, building or fire code;
 - c. There shall be no structural exterior changes to the existing building unless required for compliance with building, health or fire codes or the provisions of other applicable regulatory agencies; provided, however, that in the event that any exterior changes are required, all necessary approvals and permits shall be obtained for such changes prior to construction or implementation of such changes, including, without limitation, Zoning and Building Permits and approval of the Woodstock Historic District Commission and the Woodstock Historic Properties Commission, if applicable.
 - d. No Student Housing shall be closer than seven hundred and fifty (750) feet to other Student Housing measured from the closest property corner of the proposed Student Housing.
 - e. Demonstrated provision for off-street parking not to exceed one space per staff member(s) intended to be on duty at any given time -- there shall be no resident Student parking either on or off site.
 - f. No parking in any required Front Yard Setback, Rear Yard Setback or Side Yard Setback, except in designated driveways or parking areas.
 - g. There shall be a maximum number of 9 students per dwelling unit provided that every room occupied for sleeping purposes shall contain at least fifty (50) square feet of usable floor area for each occupant thereof and further provided that in the event any applicable housing code requires greater square footage or a lesser maximum is determined by the health department pursuant to this section, said housing code or health department determination shall control.
 - h. Every room occupied for sleeping purposes shall be equipped with a wired AC smoke detector with battery backup.
 - i. Unless renewed in accordance with this section the Zoning Permit shall expire

on July 31 of the calendar year in which the academic term during which Students first occupy the premises pursuant to the permit ends.

B. Renewal Application.

1. If the use of the premises for Student Housing is to be continued after the expiration of the initial Zoning Permit, the permittee shall, not later than three weeks prior to the expiration of the permit, submit an application for renewal on a form prescribed by the Zoning Enforcement Officer, together with the following:
 - a. Floor plans if any change or modification of the same is proposed;
 - b. Payment of any required filing fee(s).
2. The Zoning Permit shall be renewed by the Commission for an additional one year period, to July 31 of the next calendar year, provided the following criteria are met:
 - a. Finding by the Commission that the applicant is in compliance with the provisions of this section of the regulations and with the provisions of the original Zoning Permit.
 - c. Finding by the Commission that no substantial change to the permit provisions or the property are requested or proposed by the applicant.
3. If the Zoning Permit is not renewed because the Commission determines it cannot make the findings required for renewal in accordance with this section of the regulations and the applicant wishes to continue use of the premises as Student Housing, a new application for Zoning Permit shall be filed and heard by the Commission in accordance with the provisions hereof relating to initial applications.
[Amendment Effective 7/25/2012]

ARTICLE VII - AMENDMENTS, SEVERABILITY, FEES AND EFFECTIVE DATE

Article VII, Section 1. Amendments

These regulations may be amended by the Planning & Zoning Commission, at the volition of the Planning & Zoning Commission, or in response to an application or petition for an amendment or amendments, but only after a public hearing and in accordance with the requirements of the Connecticut General Statutes.

Article VII, Section 2. Severability

In the event that any court of competent jurisdiction determines any word, clause, sentence, section, part or provision of these regulations to be invalid, such determination shall not affect the validity of the remainder of these regulations, and all other provisions of these regulations shall remain in full force and effect.

Article VII, Section 3. Fees

The Town of Woodstock adopted the Ordinance Establishing Individual Cost-Based Fees for Municipal Land Use Applications which became effective September 12, 2009. All land use application fees shall be in accordance with said Ordinance as amended. [Amendment effective May 19, 2012]

Article VII, Section 4. Effective Date

The effective date of these regulations shall be January 1, 1992.

LIST OF AMENDMENT CHANGES

Add contiguous buildable area - Article VI, Section 1 .A.4 and. . 37
Meeting date: 4/14/92
Effective date: 4/18/92 Article VI, Section 2.A.1 .a.39

Add contiguous buildable area to definitions - Article II18
Add street/road to definitions - Article II..... 21
Add requirement for two dwellings units on single septic 38
Decrease requirement for acreage for multi-family..... 41
Meeting date: 7/14/92
Effective date: 7/22/92

Change distance for septic system setback from 75' to 50' . . . 37
Meeting date: 6/8/93
Effective date: 6/24/93

Earth & Gravel Removal Regulations.....9
Meeting date: 7/21/94
Effective date: 7/28/94
Meeting date: 7/20/00
Effective date: 8/1/00

Customary Home Occupations7
Article I, Section 10, #12
Meeting date: 5/18/00
Effective date: 5/31/2000

Amendment to special permit provisions to existing non-conforming
residential properties - Article VI, Section 2.A.1 .o40
Meeting date: 7/21/94
Effective date: 7/28/94

Add Open Space Subdivision definition to Article II. 20
Meeting date: 8/18/94
Effective date: 9/1/94

Add to Article VI, Section 1, Subsection B.1,2,3 - zoning standards and dimensional
requirement..... 38
Meeting date: 8/18/94
Effective date: 9/1/94

Add to Article VI, Section 1, New Subsection C - Performance Standards/Relaxation of setback
requirements for non-conforming
lots re: accessory structures..... 38
Meeting date: 12/15/94
Effective date: 12/21/94

Amend headings and subheadings for Article VI, Section 1 .C . . . 38
Meeting date: 5/18/95 Effective date: 5/25/95

LIST OF AMENDMENT CHANGES -

Amend Article VI, Section 1 .A.6., to replace reference to public highway and road right of way with street/road37

Meeting date: 6/15/95

Effective date: 6/22/95

Driveway Standards, Article I, Section 15.....12

Meeting date: 7/20/95

Effective date: 7/27/95

Amend Article VI, Section 3 subsection 10 Driveway Standards – anti-tracking pad

Meeting date: 7/20/00

Effective date: 8/1/00

Driveway grade slopes to 5%

Meeting date: 7/20/00

Effective date: 8/1/00

Cottage Resort Use, Articles: II, IV, V, VI - New Subsection C

Meeting date: 11/16/95

Effective date: 11/20/95

Sign Regulations, Article I, Section 16 14

Meeting date: 1/9/97

Effective date: 1/9/97

Sign Regulations Article 1, Section 16 subsection D (1).....14

No signs with internal illumination

Meeting date: 7/20/00

Effective date: 8/1/00

Single-family Residential and Two-family Residential Uses . ..36

Article VI Subsection A (2); subsection A (4); subsection A (6)

Article VI Subsection B (6)

Meeting date: 3/16/00

Effective date: 3/27/00

Amend -Article VI Subsection B (4) open space front yard setback

Meeting Date & Effective Date: 7/18/02

Wireless Telecommunications Facilities..... . 15

Article I Section 17

Meeting date: 11/16/00

Effective date: 11/24/00

Add to Article IV Sec 4.D 33

Require all proposed Special Permits conform

To Plan of Conservation & Development & Plan of Open Space & Conservation

Meeting date: September 19, 2002

Effective date: September 19, 2002	
Amend Article IV Sec 4.B	31
Permit Requirements	
Submission of the Conservation Commission Development Review Checklist	
Meeting date: September 19, 2002	
Effective date: September 19, 2002	
Amend Article II	20
Definition: Agriculture & Agricultural Uses—to include definitions for zoos; wildlife sanctuary and/or preserve and nature centers.	
Meeting date: September 19, 2002	
Effective date: September 19, 2002	
Add to Article V, Sec 2	37
Permitted Uses by Special Permit: zoos, wildlife sanctuary and/or preserve and nature centers.	
Meeting date: September 19, 2002	
Effective date: September 19, 2002	
Add to Article IV, Section 4 Special Permits	
Electronic Drawings	
Meeting date: July 17, 2003	
Effective date: July 17, 2003	
Add to Article IV, Section 3 – Zoning Permit Requirements	
E. Electronic Drawings Required	
Meeting date: July 17, 2003	
Effective date: July 17, 2003	
Delete from Article V, Section 1 Two-family Dwellings Permitted Uses	
Add to Article V, Section 2 Two-Family (Multi Family) Dwellings Special Permitted Uses	
Meeting Date: August 21, 2003	
Effective: August 29, 2003	
Amend Articles and Sections concerning Village Green District	
Meeting Date: August 21, 2003	
Effective Date: August 29, 2003	
Added Definitions, added Uses to Permit and Special Permit categories in Community District (as noted) and Modified Article V, Section 1.A and 1 .B	
Meeting Date: August 18, 2005	
Effective: August 24, 2005	
Amended Article IV, Section 3. D. Decisions on Applications for Zoning Permits	
Date Amendment Approved: April 19, 2007	
Effective: May 14, 2007	
Amended Article VI, Section 4.G.7, 8 & 12	
Date Amendment Approved: April 19, 2007	
Effective: May 14, 2007	

Town of Woodstock Zoning Regulations revised through July 25, 2012

Amended Article I, Section 16.C Off-site Directional Signs

Date Amendment Approved: October 20, 2011

Effective: October 31, 2011

Amended Regulations to remove Off-site Directional Sign diagram (Appendix G) from the Regulations

Date Amendment Approved: April 19, 2012

Effective Date: May 19, 2012

Amended & updated Article VII, Section 3 Fees

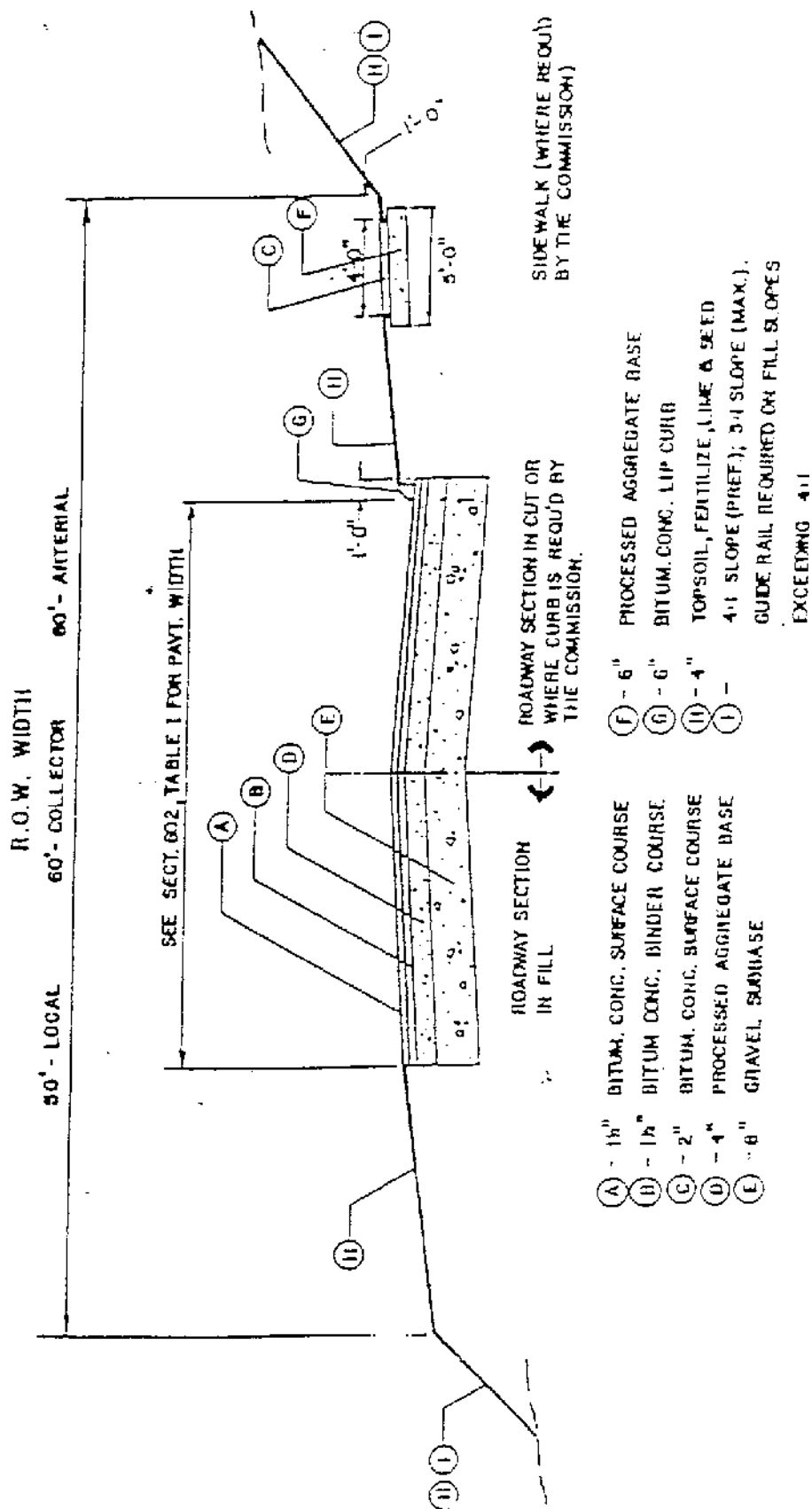
Date Amendment Approved: April 19, 2012

Effective Date: May 19, 2012

Amended Article II (2 new definitions); Article IV, Section 3.D; Article V, Section 1.A.11 (new); Article VI, Section 5 (new) regarding new regulations pertaining to Student Housing.

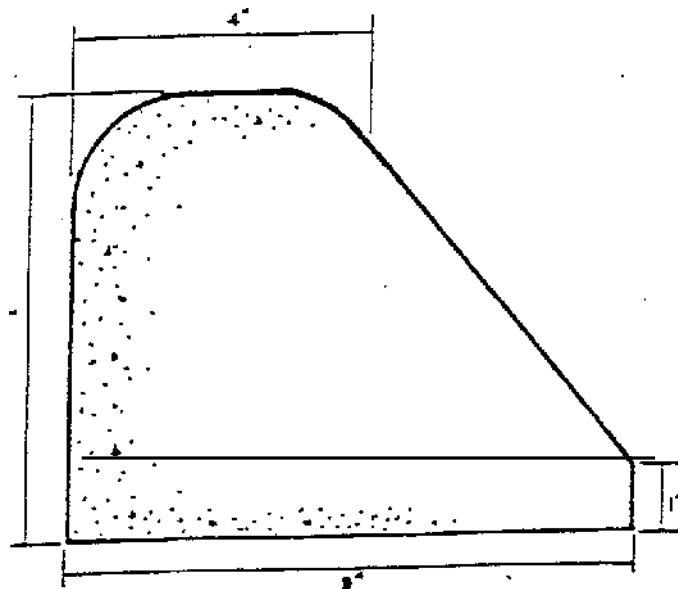
Date Amendment Approved: June 21, 2012

Effective Date July 25, 2012

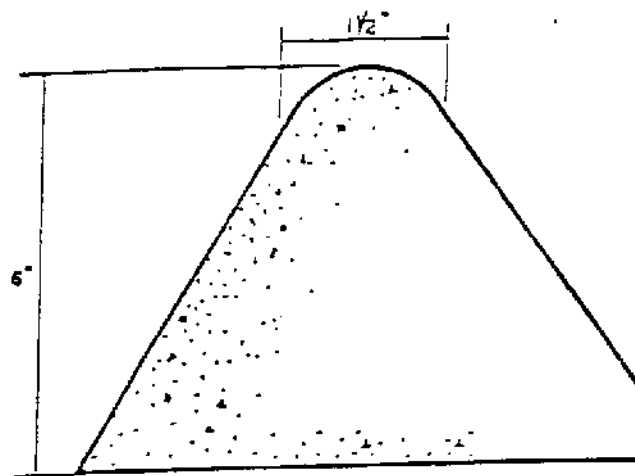


TYPICAL ROADWAY AND SIDEWALK CROSS SECTION

NOTE: ALL DEPTHS SHOWN ARE AFTER COMPACTION IN ACCORDANCE WITH STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION SPECIFICATION FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM E-11, 1974.



DESIGN ALTERNATIVES FOR BITUMINOUS CONCRETE CURBS.



WOODSTOCK PLANNING COMMISSION
 Town Hall
 Woodstock, CT 06281

NUMBER _____
 Date Application Complete _____
 Fee _____
 Owner of Check _____

APPLICATION FOR SUBDIVISION APPROVAL _____
APPLICATION FOR RESUBDIVISION APPROVAL _____
TO CORRECT ILLEGAL SUBDIVISION _____

Complete all items on both sides of this application and submit to the Planning Clerk during _____ regular _____ working _____ hours.

1. Location of Proposal: _____
 Road/Roads/Street _____

1a. ASSESSOR'S SIGNATURE _____

2. Map _____ Block _____ Lot _____ SCENIC RD.? _____

3. Property Owner: _____

Address: _____

4. Applicant: _____

Address: _____

5. Tot. No. of Bldg. Lots Proposed: _____ Acreage _____

Tot. No. of Lots Not for Bldg. Purposes: _____ Acreage _____

6. If subd. contains remaining land, state acreage _____

7. Area set aside for open space or easements _____

8. If new street is proposed, state total length _____

9. If application is for resubdivision, state Town Clerk's

Map No. _____ /Date Filed _____ Name of Owner _____

CHECK LIST FOR ATTACHMENTS:

See Woodstock Subdivision Regulations, Chapter V, for explanation of this list of attachments and check appropriate spaces below.

	N/A	Attached
1. Property History.....	_____	_____
2. List of Property Owners.....	_____	_____
3. Soil tests.....	_____	_____
4. Report from N.D.D.H.....	_____	_____
5. Locus - 1" = 1000.....	_____	_____

6. Site Plans.....	
7. Erosion & Sedimentation Plan..	
8. Wetlands Permit.....	_____
9. Wetlands Narrative from S.S...	
10. Street Profiles.....	
11. Deed or easements for property to be given to the Town.....	
12. Drainage Calculations.....	
13. Bond Estimates.....	
14. Other.....	

IMPACT STATEMENT

The following information shall be supplied by the applicant to assist the Commission in determining the impact of the subdivision on the public health, safety and general welfare.

WILL THE SUBDIVISION CREATE ANY CHANGES IN THE FOLLOWING AREAS?

	Yes	No
1. Air Quality?	_____	_____
2. Water Quality?	_____	_____
3. Habitats of Unique/ Endangered Plants/Animals?	_____	_____
4. Historic Buildings/Sites/Scenic Vistas?	_____	_____
5. Traffic Safety Capability of existing streets to carry traffic added by proposed subdivision/ design of subdivision streets and intersections.	_____	_____

IF THE ANSWER TO ANY OF THE ABOVE ITEMS IS YES, EXPLAIN THE NATURE OF THE ANTICIPATED IMPACT. (Attach narrative.)

WHERE NEGATIVE IMPACTS ARE ANTICIPATED, EXPLAIN WHAT MEASURES WILL BE USED TO LESSEN THESE IMPACTS AND WHAT ALTERNATIVE, IF ANY, WERE CONSIDERED TO AVOID NEGATIVE IMPACTS AND WHY THESE ALTERNATIVES WERE REJECTED. (Attach additional pages as necessary.)

I hereby submit this application, including the materials listed above, for approval by the Woodstock Planning Commission in accordance with the Subdivision Regulations of the Town of Woodstock and the Connecticut General Statutes. The information I have submitted is **ACCURATE AND COMPLETE**.

Signature of Owner

Or Agent (if permission attached) _____

Date

BY SIGNING THIS FORM YOU AGREE TO ALLOW MEMBERS OF THE COMMISSION AND THE AGENT ACCESS ON THE PROPERTY TO EVALUATE THE APPLICATION OR CONDITIONS OF THE APPLICATION.

DEVELOPER'S CHECKLIST

APPLICATION: Soil tests and report from NDDH

Property history

Wetlands Permit

Fee

Soil Scientist's Report

Drainage Calculations

Easements

Impact Statements

**Proof of Worker's Compensation

SUBDIVISION PLAN: Record Owner

Subdivision Name

North Arrow

Scale

Date of Plan & Revision dates

Signature and Seal of Professionals

A-2 Certification

Signature(s) Block

Vicinity Map - 1" = 1,000'

Adjacent Property Owners

Bench Mark

Total Area

Dimensions of each lot and area

Area of Remaining Land

Lot Numbers
Existing and proposed street names
Easements
Special Flood Areas
Wetlands and Watercourses

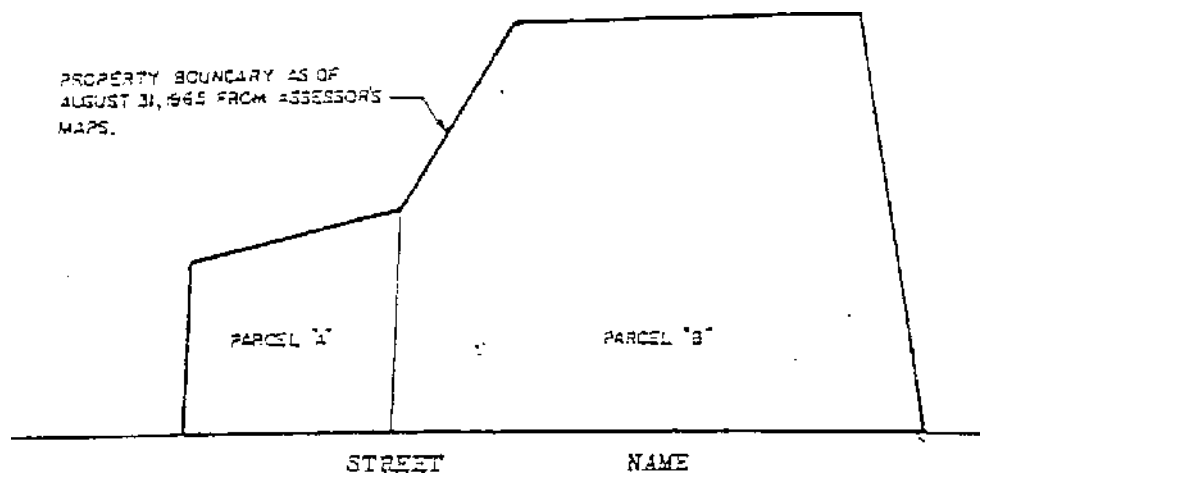
SITE DEVELOPMENT PLANS:

Certification by Professionals
Proposed Property Lines
Location of Soil Test Holes
Soil Types
Proposed Lot Drainage
Erosion & Sedimentation Plan
2' Contour Lines in Areas of Disturbance
5' Contour Lines in Other Areas
Location of Existing and Proposed Structures
Proposed Drives
Parking Areas
Sidewalks
Streets
Wetlands & Watercourses
Flood Hazard Areas
Rock Outcrops
Open Spaces
Major Areas of Trees to be preserved or planted
Location of Proposed Septic System
Well
Utilities
Easements and Right-of-Ways

ROAD/STREET PROFILES:

Date, scale and north point
Street Names
Subdivision Name and Name of Owner

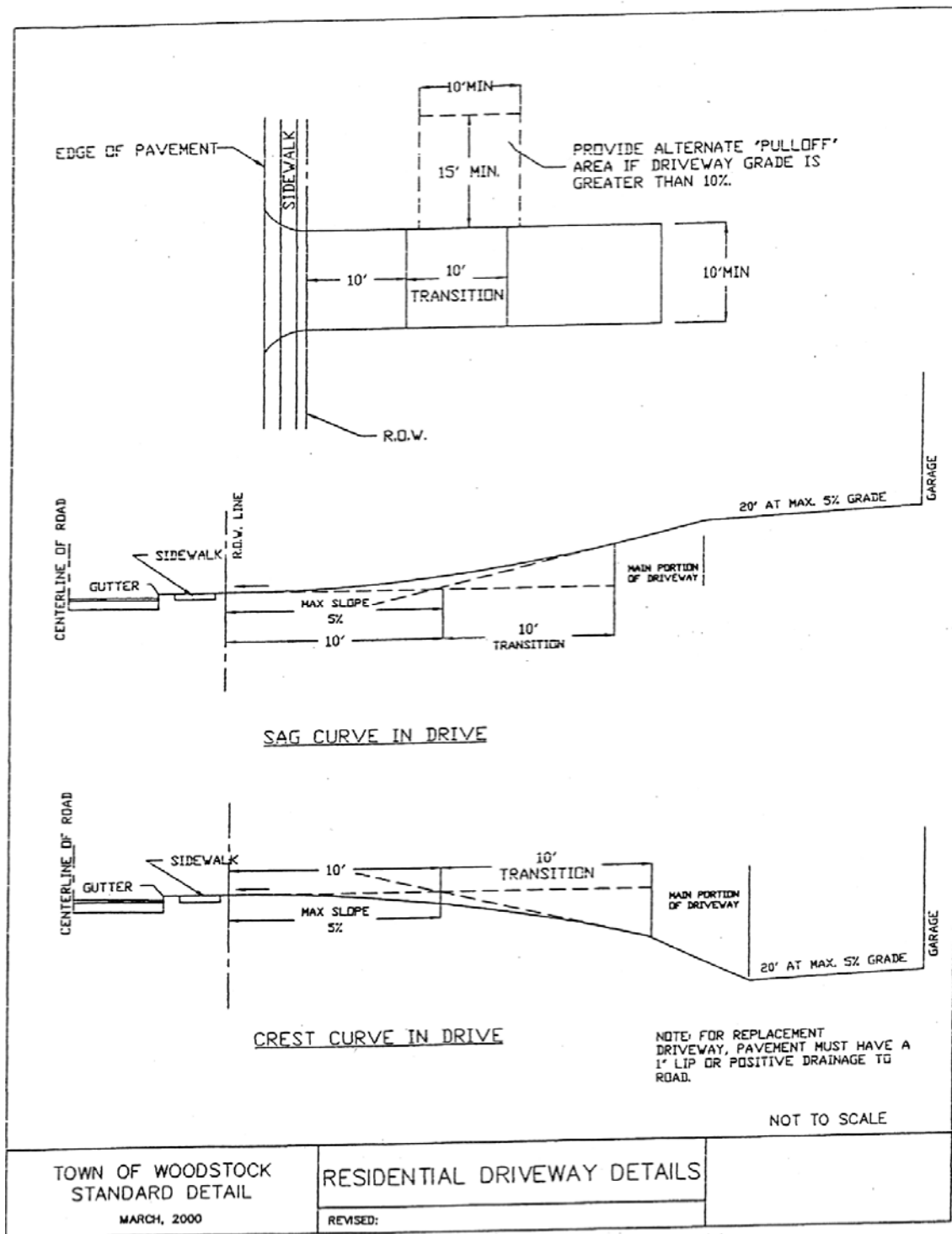
Certification by Professionals
Approval Block
Location of Right-of-Way
Road Stationing
Existing and Proposed Grades along center line and both Right-of-Way lines
Gradients, as percentages
Location and elevation of Bench Mark
Cross Section
Existing and proposed utilities, easements

OWNERSHIP HISTORYPARCEL "A"

<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Vol.</u>	<u>Pg.</u>
John Doe	James Smith	4/5/68	7	320
James Smith	Arnold Strong	7/8/75	10	12
Arnold Strong	William Goldman	10/1/78	13	131

PARCEL "B"

<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Vol.</u>	<u>Pg.</u>
John Doe	Karen Wright	6/30/73	9	101



INTERSECTION SITE DISTANCES (ft)

DESIGN / POSTED DESIGN SPEED (mph)			DESIRABLE	MINIMUM
15	.	.	. 120 .	. 75
20	.	.	. 170 .	. 125
25	.	.	. 230 .	. 150
30	.	.	. 310 .	. 200
35	.	.	. 400 .	. 285
40	.	.	. 505 .	. 365
45	.	.	. 630 .	. 455
50	.	.	. 770 .	. 565
55	.	.	. 925 .	. 690
60	.	.	. 1100 .	. 835

SIGHTLINE IS TO BE MEASURED 10 FEET BACK FROM EDGE OF EXISTING ROAD AT THE PROPOSED DRIVEWAY LOCATION. THE SIGHTLINE AT THAT POINT IS TO BE OBSERVED AT A HEIGHT OF 3.5 FEET TO AN OBJECT IN THE ROAD AT A HEIGHT OF 3.5 FEET.



TOWN OF WOODSTOCK

415 ROUTE 169
WOODSTOCK, CONNECTICUT 06281-3039

TOWN OF WOODSTOCK DEVELOPMENT REVIEW CHECKLIST

ASSESSOR
860-928-6929

BUILDING
860-928-1388

INLAND/WETLANDS
860-928-1388

PLANNING & ZONING
860-928-1388

SELECTMEN
860-928-0208

TAX COLLECTOR
860-928-9469

TOWN CLERK
860-928-6595

TREASURER
860-928-5935

FAX #
860-963-7557

The Development Review Checklist is used to review subdivision and special permit applications for compatibility with the Town of Woodstock *A Plan of Open Space and Conservation (APOSC)* and the 2002 *Plan of Conservation and Development Update*. Chapter V of the *Town of Woodstock Subdivision Regulations* and Article IV of the *Town of Woodstock Zoning Regulations* requires that the applicant complete this Checklist and submit it to the Planning & Zoning Commission with a subdivision or special permit application.

The Checklist was designed by the Woodstock Conservation Commission to facilitate early identification of important natural and cultural resources that may be impacted by development, and to promote consideration of measures to appropriately protect those resources. Applicants are strongly encouraged to consider these resources and measures during the initial planning and design phase of the application process.

Although not required, applicants are also encouraged to meet with Conservation Commission staff (as the schedules of our volunteer members allow) during the planning phase, to review natural and cultural resources and conservation measures. Experience has shown that such pre-application reviews help identify critical resources, prioritize conservation goals, and avoid conflicts, while protecting the rights of applicants and property owners.

A copy of *APOSC*, the 2002 *Plan of Conservation and Development Update*, and accompanying resource maps are available at the Woodstock Town Hall in the Building Department or the office of the Town Clerk. *APOSC*, maps, and an electronic copy of this Checklist are also available at the Town of Woodstock Conservation Commission website at <http://www.woodstockconservation.org>.

Sincerely,

Woodstock Planning and Zoning Commission
Duane Frederick, Chairperson

Woodstock Conservation Commission
Paul Wilbur, Chairperson

Rev.1, 10/30/04

DEVELOPMENT REVIEW CHECKLIST

Subdivision/Special Permit Application Review for Compatibility with A Plan of Open Space and Conservation¹
 Prepared by the Woodstock (CT) Conservation Commission, Rev 1/10/30/04 – endorsed by Planning & Zoning Commission on 11/18/04.
 This checklist highlights resources and considerations that should be considered during the planning phase of development.
PLANNING & ZONING APPLICATION NUMBER: _____
LOCATION OF PROPOSAL: _____
APPLICANT: _____
DATE CHECKLIST WAS COMPLETED: _____

<p>N/A² A. RESOURCE</p>	<p>B. SITE CONTAINS OR IS ADJACENT TO: (check all applicable boxes, and fill in the blanks) <input type="checkbox"/> Located in Aquifer³ Protection Priority 1 <input type="checkbox"/> OR <input type="checkbox"/> 2 Area <input type="checkbox"/> DEP "Regulated Activities"⁴ - list in Comments <input type="checkbox"/> Within public water supply watershed⁵ <input type="checkbox"/> Within floodplain (FEMA)⁶: <input type="checkbox"/> 100 yr <input type="checkbox"/> 500 yr <input type="checkbox"/> Streams⁷: <input type="checkbox"/> perennial OR <input type="checkbox"/> intermittent <input type="checkbox"/> Wetlands: _____ % of parcel <input type="checkbox"/> Vernal pools⁸</p>	<p>C. CONSERVATION CONSIDERATIONS – See A Plan of Open Space and Conservation¹ for details</p> <ul style="list-style-type: none"> • Protect aquifer and recharge area, and public water supplies from contamination or degradation • Protect/provide riparian buffers⁹ <ul style="list-style-type: none"> • at least 100' from stream edge for perennial streams • at least 75' from stream edge for intermittent streams • minimum 300' wide for habitat corridors (see Item 6) • Protect vernal pools: <ul style="list-style-type: none"> • 100' undisturbed buffer around vernal pool • Minimize disturbance within 750' of edge of pool (critical terrestrial habitat)
<p><input type="checkbox"/></p>	<p>2. Soil (Erosion and Runoff)</p>	<p><input type="checkbox"/> Steep slopes > 15% adjacent to water body _____ % (total) impervious surface on property</p>
<p><input type="checkbox"/></p>	<p>3. Open Space and Greenways</p>	<p><input type="checkbox"/> Located within Open Space Priority Area: List here: _____¹⁰ <input type="checkbox"/> Adjacent to committed¹¹ open space <input type="checkbox"/> Potential to link to other open space _____ % of property that would become committed open space = _____ acres total Open space will be accessible to the general public: <input type="checkbox"/> Yes, <input type="checkbox"/> No</p>
<p><input type="checkbox"/></p>	<p>4. Agriculture</p>	<p><input type="checkbox"/> Active agricultural land: _____ acres <input type="checkbox"/> Prime Farmland¹³: _____ acres <input type="checkbox"/> Additional Farmland of Statewide Importance¹³: _____ acres <input type="checkbox"/> PDR¹⁴ acreage: <input type="checkbox"/> on property <input type="checkbox"/> adjacent property <input type="checkbox"/> Active agriculture on adjacent property</p>
<p><input type="checkbox"/></p>	<p>5. Forests</p>	<p><input type="checkbox"/> Existing forest that is part of large forest block¹⁵ <input type="checkbox"/> Productive forest soils¹⁶: _____ acres Total forested acres on property: _____ acres</p>

A. RESOURCE	B. SITE CONTAINS OR IS ADJACENT TO: (check all applicable boxes, and fill in the blanks)	C. CONSERVATION CONSIDERATIONS – See A Plan of Open Space and Conservation ¹ for details
<input type="checkbox"/> 6. Wildlife and Habitat	<input type="checkbox"/> State and/or Federal listed species <input type="checkbox"/> DEP Natural Diversity Database Request Form submitted (if required) <input type="checkbox"/> Potential Wildlife Corridor ¹⁶ _____ % of property to be developed or disturbed	<ul style="list-style-type: none"> • Buffer/protect State and Federal listed species (endangered, threatened or species of special concern) and habitat¹⁹ • Preserve wildlife corridors and riparian habitat, and link to adjacent/nearby open space • Preserve/minimize disturbance to existing and native vegetation • Prevent introduction of invasive species
<input type="checkbox"/> 7. Rural Character and Scenic Roads	<input type="checkbox"/> Scenic or aesthetic qualities contributing to town's rural <input type="checkbox"/> CT Scenic Road name/#: <input type="checkbox"/> Town Scenic Road name/#: <input type="checkbox"/> Old stone walls <input type="checkbox"/> "Gateway" (entrances into town along major roads)	<ul style="list-style-type: none"> • Protect scenic and visual resources • Preserve existing wooded buffers and tree canopies along roads • Design roads and access to follow existing natural contours • Minimize curb cuts on existing roadways • Buried utility lines • Blend new development with existing neighborhood character • Preserve old stone walls, especially along roadways • Develop in manner compatible with character of existing historic district or property • Preserve and protect distinctive archeological, historic and cultural structures or features; limit disturbance • Conduct review or survey areas of known or high archeological sensitivity • Contact Office of State Archeology regarding known archeological sites and areas of high archeological sensitivity to review cultural resources and protection measures
<input type="checkbox"/> 8. Cultural Resources: Archeological Features / Historic Structures or Feature	<input type="checkbox"/> Structure/feature on National Register of Historic Places <input type="checkbox"/> Structure/feature on State Register of Historic Places <input type="checkbox"/> Within Woodstock Historic District/Woodstock designated historic property <input type="checkbox"/> Historic structure/feature appearing on 1883 map ²⁰ <input type="checkbox"/> Known archeological site <input type="checkbox"/> Within area of high archeological sensitivity ²¹ or other potential archeological significance <input type="checkbox"/> Other historic or cultural resource ²² <input type="checkbox"/> Consultation with Office of State Archeology done <i>Provide more information as appropriate under Comments</i>	
<input type="checkbox"/> 9. Recreational Resources	<input type="checkbox"/> Abandoned/discontinued town roads, cart paths, logging roads or trails <input type="checkbox"/> Boating access <input type="checkbox"/> Fishing right-of-way <input type="checkbox"/> Other recreational resources – list in Comments	<ul style="list-style-type: none"> • Provide for appropriate public access and recreational use, especially passive recreation²³ • Preserve or create trail systems or linkages
COMMENTS SECTION: Please provide additional information if applicable or useful:		

Note: An electronic version of this checklist can be downloaded from Woodstock Conservation Commission website, <http://www.woodstockconservation.org/checklist>. Printed copies are available from the Woodstock Building Dept. Suggestions for how this checklist can be improved are welcome. Please send comments to the Conservation Commission, c/o Woodstock Town Hall, 415 Route 169, Woodstock, CT 06281.

TERMS AND DEFINITIONS FOR THE PURPOSES OF THIS CHECKLIST

A copy of APOSC can be obtained from the Building Dept. at the Woodstock Town Hall, or downloaded from the Woodstock Conservation Commission at <http://www.woodstockconservation.org>. Unless otherwise noted, **Maps** referred to below are also available online at <http://www.woodstockconservation.org/maps.htm>, or at the Office of the Town Clerk in Woodstock.

Over or near a potential high yielding stratified drift aquifer. See Open Space Priorities – Aquifer Protection.

Appendix D of APOSC

⁶ See Public Water Supply Watershed map.

7 Federal Emergency Management Agency – located within 100 or 500-year floodplain on a Flood Insurance Rate Map. Perennial or intermittent streams present. See Drainage Basins map.

available. For best management practices, see *Conserving Pool-Breeding Amphibians in Residential and Commercial Developments in the Northeastern United States*, MCA technical paper series, No. 5.

riparian buffer is a vegetated area alongside a stream/river.

priority maps. Agricultural, Forest Land, Aquifer Protection, and Potential Wildlife Corridor. Committed open space is permanently preserved in the future.

A greenway is a belt of interconnected open space. Does not include land in PA 450

⁴ Purchase of Development Rights under the Connecticut Department of Environmental Protection's 2004 USDA NRCS Soil Survey of Windham County, CT.

Large forest block = 100 acres or more of contiguous forest (may have multiple owners or be divided among multiple parcels).
See Productive Forest Soils map or refer to www.woodstockconservation.org/forestsoils.htm.
Endangered or threatened or species of special concern.

DEP National Diversity Database for presence/potential. This map does not show all locations, since a thorough investigation of all sections of Woodstock has not been conducted. In case of a potential conflict, a completed National Diversity Data Base Request Form with a project description and a copy of a map clearly showing the project boundaries should be submitted to the National Diversity Data Base staff at the CT DEP.

⁶ Refer to APOSC, section IV for description of Potential Wildlife Corridors

⁷ State and Federal Listed Species

1883 Map of Woodstock by J.L. Lester.

Areas of high archaeological sensitivity as identified on the Archeological Sensitivity map. E.g., Connecticut Path, Pulpit Rock, etc.

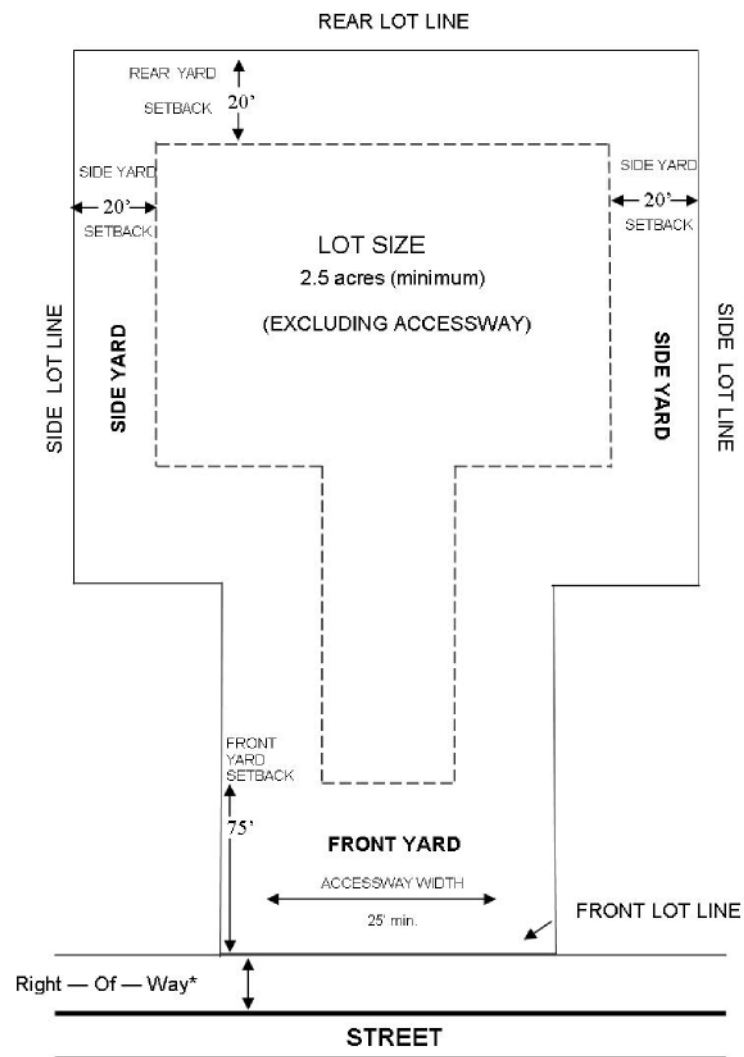
Passive recreation generally encompasses the less intensive range of outdoor activities that are compatible with preserving natural resource functions such as wildlife habitat and floodplain protection. Examples include wildlife observation, walking, non-motorized biking, and canoeing.

WOODSTOCK COMMUNITY DISTRICT

ILLUSTRATIVE DIMENSIONAL REQUIREMENTS

INTERIOR (REAR) LOT

USES: AGRICULTURAL & SINGLE-FAMILY



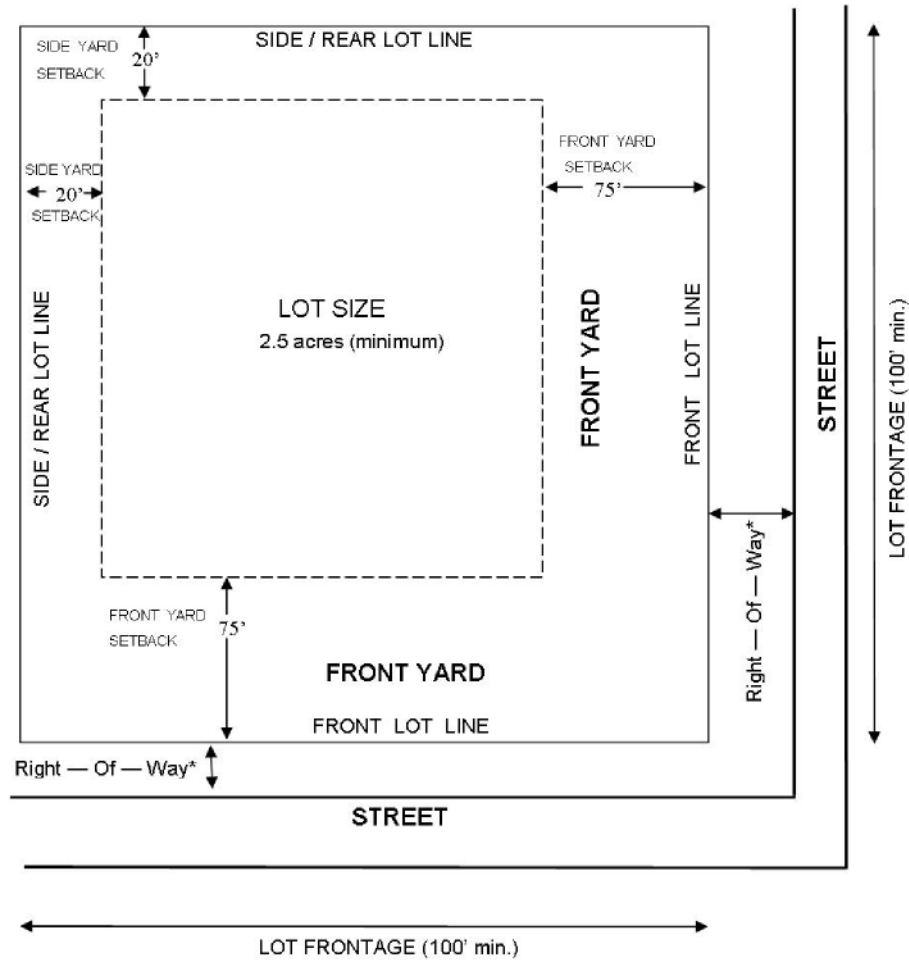
*Right — Of — Way also commonly shown as ROW
Please note: the property extends to the lot line.

WOODSTOCK COMMUNITY DISTRICT

ILLUSTRATIVE DIMENSIONAL REQUIREMENTS

CORNER LOT

USES: AGRICULTURAL & SINGLE-FAMILY



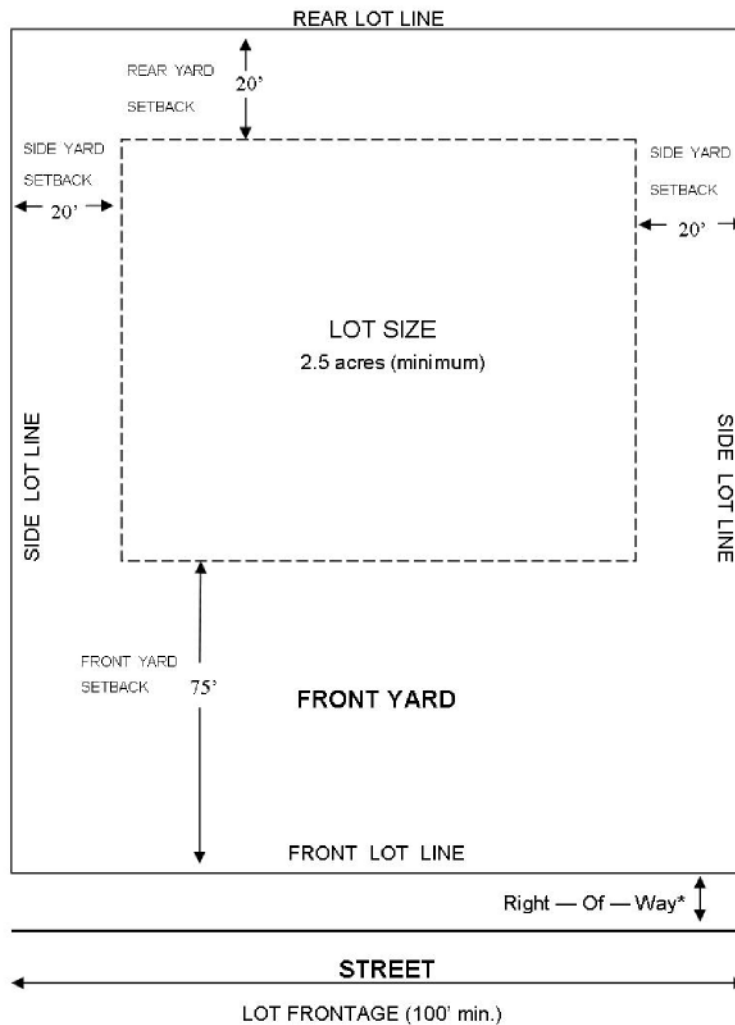
*Right — Of — Way also commonly shown as ROW
Please note: the property extends to the lot line.

WOODSTOCK COMMUNITY DISTRICT

ILLUSTRATIVE DIMENSIONAL REQUIREMENTS

CONVENTIONAL LOT

USES: AGRICULTURAL & SINGLE-FAMILY



*Right — Of — Way also commonly shown as ROW
Please note: the property extends to the lot line.